Davidson County DEEDWARR
Recvd: 10/29/14 08:04 3 pgs
Fees:18.00 Taxes:2330.63
20141029-0099566

CORPORATE FORM
WARRANTY DEED

Property address: 1615 Glen Echo Road Nashville, TN 37215 Owner's name: Tammy M. Baxter 1615 Glen Echo Road Nashville, TN 37215	Mail tax bills to: 1615 Glen Echo Rd Nashville, TN 37215 Tammy M. Baxter 1615 Glen Echo Road Nashville, TN 37215	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $629,900.00. Affiant Subscribed and sworn to before me this 24th day of October, 2014. Notary Public My Commission Expires:

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015

THIS INDENTURE, made and entered into this **24th** day of **October, 2014**, by and between

Cottages of Green Hills, LLC, a Tennessee limited liability company, party of the first part and

Tammy M. Baxter, unmarried **, party of the second part,**

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee

Unit 5, Cottages of Green Hills, a Horizontal Property Regime with Private Elements as established by Master Deed of record at Instrument Number 20120410-0030784 and amended at 20140507-0039125 in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Cottages of Green Hills, LLC by Corporate Form Warranty Deed from Cypress Batson Family, LLC, a Tennessee Limited Liability Company, recorded on the 19th day of March, 2012 in Instrument No. 20120319-0023090, in the Register's Office of Davidson County, Tennessee.

Parcel Number: **117150U00500CO**

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written..

Cottages of Green Hills, LLC

By: MIchael M. Wardlow, Assistant Secretary

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MIchael M. Wardlow** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Assistant Secretary** (or other officer authorized to execute the instrument) of **Cottages of Green Hills, LLC**, the within named bargainor, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of **Cottages of Green Hills, LLC** by himself/herself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal this 24th day of October, 2014.

Notary Public

My commission expires: _____

JACLYN C. MONTORIA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-21-17

****

This instrument prepared by:
Southern Trust Title Company
6465 Quail Hollow, Suite #401
Memphis, TN 38120
File No.: 14050601

(FOR RECORDING DATA ONLY)

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).