Davidson County DEEDWARR
Recvd: 01/29/15 11:55 4 pgs
Fees:23.00 Taxes:1766.75
20150129-0008525

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32172-01-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $477,500.00. Affiant Subscribed and sworn to before me this 28th day of January, 2015. Notary Public My Commission Expires: 11-3-2015

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2015

WARRANTY DEED

Address New Owner: Cottage Partners, LLC 84 Altentann Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 03 0 042 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Bacon Group, Inc.**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cottage Partners, LLC**, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2014 Cedar Lane, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of January, 2015.

The Bacon Group, Inc.

BY: _____
Richard Bacon, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of The Bacon Group, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of January, 2015.

_____
Notary Public

My Commission Expires: 11-3-2015

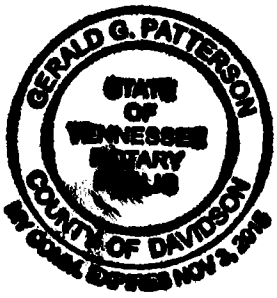


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Richard M. Atkinson's Subdivision as of record in Plat Book 974, page 3, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Included in the above description but expressly excluded therefrom is the following described property conveyed to the State of Tennessee by deed from Mrs. Emma McKoin Rutledge, of record in Book 4749, page 468, Register's Office for Davidson County, Tennessee:

Beginning at a point in the north margin of Cedar Lane, said point being along the said north margin south 78 degrees 45 minutes east 407.0 feet from the east margin of Hillsboro Road; thence north 10 degrees 46 minutes east 40.0 feet to a point; thence south 19 degrees 55 minutes east 46.7 feet to a point in the said north margin; thence along the said north margin north 78 degrees 45 minutes west 23.9 feet to the point of beginning and containing 474 square feet.

Being the same property conveyed to The Bacon Group, Inc., a Tennessee corporation, by Special Warranty Deed dated February 29, 2008 from Forrest Hills, LLC, a Tennessee limited liability company, of record as Instrument No. 20080318-0027333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, being prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 974, page 3, Register's Office for Davidson County, Tennessee.
4. All right of ingress and egress to, from and accross the tract of land conveyed to the State of Tennessee, and to and from abutting lands as conveyed in Book 4749, page 468, Register's Office for Davidson County, Tennessee.
5. Lack of right of access to and from Interstate 440, a controlled access highway.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

