BILL GARRETT, Davidson County
Trans:T20150017302 DEEDWARR
Recvd: 03/10/15 12:58 3 pgs
Fees:18.00 Taxes:888.00
20150310-0020420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me
This 19th day of
February, 2015.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Fax: (615) 876-4292

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GREER C. HUBBARD 4909 Tanglewood Drive Nashville, TN 37216	GREER C. HUBBARD 4909 Tanglewood Drive Nashville, TN 37216	08313023500

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of February, 2015, by and between Michael Wade Cothern, hereinafter called Grantor, and Greer C. Hubbard, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Michael Wade Cothern, Grantor, do hereby bargain, sell, transfer and convey unto Greer C. Hubbard , hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 509 South 11th Street, Nashville, TN 37206-3001.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Michael Wade Cothern

MICHAEL WADE COTHERN, SELLER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Wade Cothern, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 19th day of February, 2015.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN 9, 2016

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Payne, Blakemore and Cummings addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, and more particularly describe as follows;

Said Lot No. 18 fronts 50 feet on the easterly side of South 11th Street and extends back, 161 feet, between parallel lines in the rear measuring 50 feet thereon.

Being the same property conveyed to Michael Wade Cothern by deed from Joe C. Harris and wife, Carol E. Harris, of record in Book 8027, Page 985, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2015 and subsequent years, A LIEN, not yet due and payable (MAP-PARCEL No. 08313023500). 2014 real property taxes have been paid.
2. Any and all other matters appearing of record.