WARRANTY DEED

File #15053

BILL GARRETT, Davidson County
Trans: T20150042377 DEEDWARR
Recvd: 06/01/15 13:19 2 pgs
Fees: 13.00 Taxes: 2294.00
20150601-0050439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cottingham Capital, LLC	New Owner	-07214000700
(NAME)	(NAME)	
17 Warren Street 5B		
(ADDRESS)	(ADDRESS)	
New York, NY 10007		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **D223, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cottingham Capital, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, TN, Being Unit A and Unit B, of 1113 Cahal Avenue, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20140505-0037932, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to D223, LLC by warranty deed from Eldon R. Spraker aka Eldon R. Spraker, III, unmarried of record in Instrument No. 20131023-0110405 Register's Office for Davidson County, Tennessee, dated 10/17/2013 and recorded on 01/23/2013.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1113A & 1113B Cahal Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of May, 2015.

D223, LLC

BY:_____

Adam Gleaves

Its: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, personally appeared before me, Adam Gleaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he is the Authorized Agent of D223, LLC, the within named bargainor, a Tennessee limited liability company, and as such Authorized Agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such Authorized Agent.

Witness my hand and official seal, this the 22nd day of May, 2015.

Julie Garside
Notary Public

LESLIE GARSIDE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires:
1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206