WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062078 DEEDWARR
Recvd: 07/29/15 08:47 2 pgs
Fees:13.00 Taxes:925.00
20150729-0074433

B-RB-15-806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2015.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cottage Partners, LLC	Cottage Partners, LLC	
(NAME)	(NAME)	
806 16th Avenue North	84 Altentann	**09204031800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VICTOR C. SMITH, JR. AND WIFE, ALBERTA S. SMITH,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COTTAGE PARTNERS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 5 and 6 on the Plan of Carter, Burge and Herriford's Subdivision of Lot 145 McNairy's Mansion House Tract of record in Plat Book 1, Page 47, Chancery Court at Nashville, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victor C. Smith, Jr. and wife, Alberta S. Smith by Warranty deed from David Lipscomb University of record in Book 9653, page 685, Register's Office for Davidson County, Tennessee, dated April 05, 1995 and recorded on April 25, 1995.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 47, Register's Office for Davidson County, Tennessee.
- Easement to Nashville, Chattanooga & St. Louis Railway of record in Book 881, Page 373, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement wit said Nashville, Chattanooga, & St. Louis Railway of record in Book 681, Page 762, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **806 16th Avenue North , Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF JULY, 2015.

Victor C. Smith, Jr. by Alberta S. Smith, attorney-in-fact

Victor C. Smith, Jr. by Alberta S. Smith, attorney-in-fact

POA OF RECORD IN INSTRUMENT NO. 20150603-0052042, RODC, TN

Alberta S. Smith

Alberta S. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alberta S. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VICTOR C. SMITH, JR. and who acknowledged he/she/they executed the same as the free act and deed of the said VICTOR C. SMITH, JR.

Witness my hand and official seal, this the 21st of July, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERTA S. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212