BILL GARRETT, Davidson County
Trans:T20150083725 DEEDWARR
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Fees:18.00 Taxes:407.00
20151001-0100037

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andreas Albert,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Cottage Partners, LLC**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Being the southerly 24 feet of the westerly part of Lot No. 17 and the northerly 14 feet of the westerly part of Lot No. 18 on the Map, Cotton and Moore's Subdivision of the Lot No 26 in O. B. Hayes Rokeby Addition, of record in Book 332, Page 162, Register's Office for Davidson County.

Said parts of Lot Nos. 17 and 18 adjoin and front together 38 feet on the westerly side of 14th Ave. South, as widened, and run back between parallel lines 159 feet, more or less, to an alley.

Being a part of the same property conveyed to Andreas Albert by Warranty Deed from Anita Yvonne Lockridge, unmarried, recorded on 02/15/2005 as Instrument Number 20050215-0017142, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL NO. 105-1-255

This property is known as 1207 14th Avenue South, Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 14 day of September, 2015.

Andreas Albert — Grantor

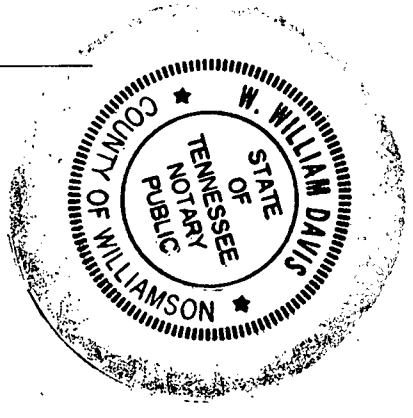
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andreas Albert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 12/27/2016



Grantee(s) Name, Address:	Send Tax Statement To:
Cottage Partners LLC	New Owner
84 Altentann	
Nashville, TN 37215	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$110,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of September, 2015.

Affiant

(Seal)

Notary Public

My commission expires:

9/8/19

KAREN C. ASPLUND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN