(1)

Return To:
McCann & Hubbard
~~1804 Williamson Ct, Suite 201~~
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-24-17
(AFFIX SEAL)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

B-RB-15-0806

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)
14th Avenue North, LLC	**New owner**	
(NAME)	(NAME)	
804 14th Avenue N.		**092-04-0-318-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **COTTAGE PARTNERS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **14TH AVENUE NORTH, 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 Cottage Partners, LLC by warranty deed from Victor C. Smith, Jr. and wife, Alberta S. Smith of record in Instrument No. 20150729-0074433 Register's Office for Davidson County, Tennessee, dated 07/21/2015 and recorded on 007/29/2015.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- 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 with 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 37203-2857**.

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.

BILL GARRETT, Davidson County
Trans:T20150091860 DEEDWARR
Recvd: 10/28/15 12:49 2 pgs
Fees:13.00 Taxes:1850.00
20151028-0109709

M+H #
150531-M

Witness my/our hand(s) this the 22nd DAY OF OCTOBER, 2015.

Cottage Partners, LLC

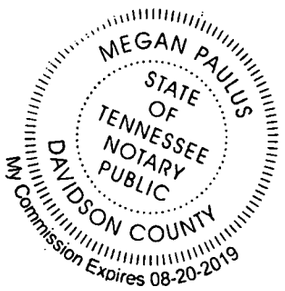
BY: _____
Richard Bacon
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BACON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of COTTAGE PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)



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JM Ken 150531-JM

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