WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101842 DEEDWARR
Recvd: 12/02/15 09:52 2 pgs
Fees:13.00 Taxes:1572.50
20151202-0121361

B-RB-15-2608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Truc Le	new owner	
(NAME)	(NAME)	
~~2608, 2610 and 2612 Clifton Avenue~~ 2902A West Linden Avenue		**092060-57200, 092060-57300, & 092060-57400**
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37209~~ 37212		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRUC LE, MARRIED,** 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, described as follows:

TRACT NO. 1:
BEING the east parts of Lots Nos. 1 and 3 on the Plan of J. W. Turner's Subdivision of the Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for said County, described according to an unrecorded copy of a survey made by Yokley and Waggoner, Engineers, dated April 5, 1952, as follows:

SAID parts of said Lots Nos. 1 and 3 front 97 feet on the north side of Clifton Pike and run back between lines 148.7 feet on the west line and 178.5 feet on the east line along the west margin of an alley to the south line of Lot No. 5, on which they measure 84 feet.

TRACT NO. 2:
BEING parts of Lots Nos. 1 and 3 on the Plan of J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the northerly margin of Clifton Road 50 feet easterly from the easterly margin of Lena Street or Avenue; thence with the northerly margin of said road, Easterly 50 feet; thence, Northerly parallel with said Avenue to the line between Lots Nos. 3 and 5; thence with said line Westerly to a point halfway to Lena Avenue; thence Southerly parallel with said Avenue to the beginning.

Being the same property conveyed to Louis Resha by installment deed from Randall M. Goldstein, Milton Grossman, and Gerald Averbuch, Trustees of the Edward T. Goldstein Marital Trust of record in Book 8330, page 564, Register's Office for Davidson County, Tennessee, dated 04/15/1991 and recorded on 04/15/1991. Being also known as 2608, 2610 and 2612 Clifton Avenue Nashville, TN 37209.

Being the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability by warranty deed from Louis J Resha, Jr. of record in Instrument No. 20141006-0092210 Register's Office for Davidson County, Tennessee, dated 10/02/2014 and recorded on 10/06/2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- Overhead Easement of record in Instrument Number 20111110-0087952, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2608, 2610 and 2612 Clifton Avenue , Nashville, Tennessee 37209**.

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 1st DAY OF DECEMBER, 2015.

Cottage Partners, LLC, a Tennessee limited liability company

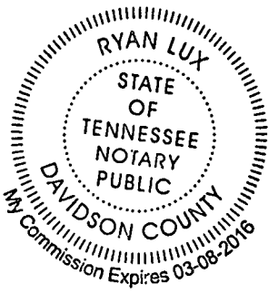
BY: _____
Richard Bacon
Chief Manager

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 CHIEF MANAGER of COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st DAY OF DECEMBER, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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