WARRANTY DEED

File #15635.1

BILL GARRETT, Davidson County
Trans:T20150106241 DEEDWARR
Recvd: 12/16/15 12:14 2 pgs
Fees:13.00 Taxes:4469.60

20151216-0126528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cottingham Capital, LLC	Same as New Owner	072-14-3D-001.00, 072-14-3D-002.00
(NAME) 17 Warren St.	(NAME)	072-14-3E-001.00, 072-14-3E-002.00
(ADDRESS) New York, NY 10007-2203	(ADDRESS)	
(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, **D221, 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, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tracts I:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1523 Straightway Avenue, a Horizontal Property Regime with private elements of record at Instrument No. 20150331-0027750, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Tract II:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1523 Straightway Avenue, a Horizontal Property Regime with private elements of record at Instrument No. 20150331-0027750, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Tracts I and II being the same (re-platted) property conveyed to D221, LLC by Quitclaim deed from D218 Land Trust of record in Instrument No. 20130814-0085405 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 14, 2013.

Tract III:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1525 Straightway Avenue, a Horizontal Property Regime with private elements of record at Instrument No. 20150330-0027412, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Tract IV:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1525 Straightway Avenue, a Horizontal Property Regime with private elements of record at Instrument No. 20150330-0027412, in the Register's Office of Davidson,

Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Tracts III and IV being the same (re-platted) property conveyed to D221, LLC by Quitclaim deed from D218 Land Trust of record in Instrument No. 20130814-0085404 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 14, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and paid by the Grantor herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1523A , 1523B, 1525A, & 1525 B, Straightway 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 14th day of December, 2015.

D221, LLC

BY: _____
Joshua L. Hunter, authorized agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of December, 2015, before me, appeared Joshua L. Hunter, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the authorized agent of D221, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said D221, LLC, and said officer acknowledged said instrument to be the free act of deed of said D221, LLC.

WITNESS my hand and seal, this the 14th day of December, 2015.

Notary Public: _____

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206