WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

O-P-15-1713A-T

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)
Cottingham Rental Corp., a Florida Corporation	**New Owner**	
(NAME) **17 Warren Street Apt. B5**	(NAME)	**072144B00100CO 072144B00200CO**
(ADDRESS) **New York, NY 10007**	(ADDRESS)	
(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 **CAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COTTINGHAM RENTAL CORPORATION, A FLORIDA CORPORATION,** 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:

Located in Davidson County, Tennessee, and being described as follows:

Being Cottage Nos. 1713-A and 1713-B of COTTAGES AT 1713 STRAIGHTWAY, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTAGES AT 1713 STRAIGHTWAY, of record at Instrument Number 20150507-0041767, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of 1713 A & B Straightway Avenue set forth in Exhibit C of said Declaration for the location of the Cottages described herein.

Being the same property conveyed to CAM Properties, LLC by Warranty deed from Lewis B. James, a married man of record in Instrument No. 20141117-0105955 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150507-0041767, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants and Restrictions for Cottages at 1713 Straightway of record as Instrument Number 20150507-0041767, Register's Office of Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1713 A & B Straightway Avenue, Nashville, Tennessee 37206**.

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:T20160016529 DEEDWARR
Recvd: 02/29/16 15:22 2 pgs
Fees:13.00 Taxes:2257.00

20160229-0019171

Witness my/our hand(s) this the 16th DAY OF FEBRUARY, 2016.

CAM Properties, LLC, a Tennessee limited liablity company

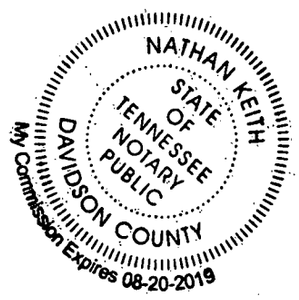
BY: _____
Ricky Kane
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKY KANE, 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 AUTHORIZED AGENT of CAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of February, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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