THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068268** J ANDERSON NOTARY PUBLIC DAVIDSON COUNTY TN MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Cottingham Capital, LLC 734 A&B 5th Street North Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-07-0-421.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly House, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cottingham Capital, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of an unnumbered tract on the plan of Mrs. Sarah H. Hart's Subdivision of Lots in East Nashville, as of record in Book 57, page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of North 5th Street 50 feet south of the southwest corner of said street and Arrington Street; thence with the westerly margin of North 5th Street, southwardly 50 feet to the northeast corner of the property conveyed to Lewis Minnie and wife, by deed from Minnie Martin and husband of record in Book 1973, page 460, said Register's Office; thence with Minnie's northerly line westwardly 170 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet; thence eastwardly 170 feet to the beginning.

Being the same property conveyed to BEVERLY HOUSE by deed from REGAL HOMES COMPANY, of record in Instrument No. 20150522-0047362, dated May 18, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 082-07-0-421.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150724-0072847, corrected by Scrivener's Affidavit of rec

BILL GARRETT, Davidson County
Trans:T20160086303 DEEDWARR
Recvd: 09/30/16 14:33 2 pgs
Fees:13.00 Taxes:2294.00
20160930-0103493

No. 20160826-0089270, said Register's Office.

Matters shown on the Plan of record in Plat Book 57, page 151, said Register's Office.

This is improved property located at 734 A&B 5th Street North Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2016.

Beverly House

Beverly House

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of September, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018