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STATE OF TENNESSEE 20388
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

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

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: John F. Steele, Jr.	Send Tax Bills To: Kennda Watkins
(Name) 1509 23rd Avenue, North	(Name) 1509 23rd Avenue, North
(Street Address or Route Number) Nashville, TN 37208	(Street Address) Nashville, TN 37208
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 08106045300

FOR AND IN 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/WE, Mike Cothern HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Steele, Jr. and Kennda Watkins HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 2 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property, as shown by plat of record in Plat Book 2, page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50.14 feet on the northerly side of Buchanan Street, formerly the Hydes Ferry Road, and runs back 165 feet, more or less, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Mike Cothern by Special Warranty Deed from Deutsche Bank National Trust Company as trustee under Pooling and Servicing Agreement dated as of June 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR5, filed in Instrument No. 20090414-0033435, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property is investment property and not the residence of the Grantor.

This is improved property known as 2312 Buchanan Street, Nashville, TN 37208.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 16th day of November, 2016.

Seller

Mike Cothern

BILL GARRETT, Davidson County
Trans:T20160102809 DEEDWARR
Recvd: 11/21/16 12:53 2 pgs
Fees:13.00 Taxes:462.50
20161121-0122653

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Mike Cothern, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 2016.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

