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STATE OF TENNESSEE 20682
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2017.

Notary Public Ollie Mai Parsley
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: Eric Roberts	Send Tax Bills To:
(Name) 918 Woodland Street	(Name) new owner
(Street Address or Route Number) Nashville, TN 37206	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20170048553 DEEDWARR
Recvd: 06/07/17 14:10 2 pgs
Fees:13.00 Taxes:4625.00
20170607-0057165

Map-Parcel Number(s): 08216007600

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, Michael W. Cothern and wife, Donna M. Cothern, and, William C. Cothern, a widower HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Roberts 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:

LAND in Davidson County, Tennessee, being the eastern part of Lot No. 36, Barrow's Addition to Edgefield, as per plan of record on Page 13 of Plan Book 1 of Chancery Court, and the western part of Lot No. 7 in M. Vaughn's Plan of Lots, as of record in Book No. 21, page 143, said Register's Office, which Lot No. 7 includes the west part of Lot No. 13 in R. W. Brown's Plan and the west part of Lot No. 1 in the Plan of the subdivision of Lot No. 15 in Payne's Plan, described as follows:

Beginning in the southern margin of Woodland Street at the northeast corner of a Lot of land conveyed to A.V.S. Lindsley and wife, to H. S. Cherry, by deed of record in Book 89, page 3, Register's Office for said County; running thence with the east line of said Cherry lot, southerly 170 feet to an alley; thence with the northern margin of said alley, easterly 86 feet to the southwest corner of a lot of ground conveyed by said Lindsley and wife, to Pat O'Connell by deed of record in Book 93, page 502, said Register's Office; thence with the west line of said O'Donnell Lot, northerly 170 feet to the southern margin of Woodland Street; thence with the southern margin of said Woodland Street, westerly 86 feet to the beginning.

BEING the same property conveyed to Michael W. Cothern and wife, Donna M. Cothern and William C. Cothern and wife, Dorothy Cothern, and by deed from James H. Witt, Charles F. Huffines and wife, Shirley A. Huffines, filed of record in Book 9224, page 705, Register's Office for Davidson County, Tennessee. The said Dorothy Cothern having since died.

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

This is improved property known as 914 Woodland Street, Nashville, TN 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, 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 31st day of May, 2017.

Seller

Michael W. Cothern

Donna M. Cothern

William C. Cothern

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 Michael W. Cothern and wife, Donna M. Cothern, and, William C. Cothern, a widower, 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 31st day of May, 2017.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

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