THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-8955-BW

Bill Garrett Davidson County
Batch# 57652 **DEEDWARR**
02/12/2018 10:58:45 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180212-0013777

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February, ~~2018~~ 2018

Notary Public

MY COMMISSION EXPIRES: 2/29/2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Layman		
715 Cottage Park Drive	New Owner	060-11-0B-075.00-CO
Nashville, TN 37207		
(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, WE, **Kenneth Sacks and Mary L. Gaston Sacks, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Layman, single woman**

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 Unit No. 75, Cottage Park, a Horizontal Property Regime with Private Elements, as Established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to D225, LLC, a Tennessee limited liability company by Warranty Deed from Danny Eaton and wife, Melanie Eaton of record in Instrument No. 20140228-0017255 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 28, 2014.

Being the same property conveyed to Kenneth Sacks and Mary L. Gaston Sacks, husband and wife by Warranty Deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20161227-0135654 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 27, 2016.

Mary L. Gaston Sacks and Lisa G. Sacks are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **715 Cottage Park Drive, Nashville, TN 37207.**

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 our hands this the 9th day of February, 2018.

Kenneth Sacks

Mary L. Gaston Sacks

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Sacks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary L. Gaston Sacks** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY