THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $672,000.00. Affiant Subscribed and sworn to before me this 30 day of March, 2018. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34142-02-2018

Bill Garrett Davidson County
Batch# 75081 **DEEDWARR**
04/02/2018 08:47:43 AM 3 pgs
Fees: $18.00 Taxes: $2,486.40

20180402-0029821

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robbie O'Bryan, Alicia O'Bryan 2401 Abbott Martin Road Nashville, TN 37215	New Owner	Map and Parcel No.: 117 13 0 101 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, **Patricia J. Cottrell, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert T. O'Bryan and Alicia L. O'Bryan, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2401 Abbott Martin Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2018.

Patricia J. Cottrell

Patricia J. Cottrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia J. Cottrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2018.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 23 Abbott Martin Estates Section II, as of record in Plat Book 6900, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia J. Cottrell and husband Ross E. Alderman by deed dated April 29, 2003 from Martha H. Owen, Surviving Trustee of the Owen Joint Revocable Living Trust U/A/D May 13, 1993 of record in Instrument No. 20030506-0060473, Register's Office for Davidson County, Tennessee. Ross E. Alderman having since died on August 9, 2008 leaving Patricia J. Cottrell as surviving tenant by the entirety.

INCLUDED BUT EXCLUDED that portion of property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed dated January 24, 2012 of record in Instrument No. 20120224-0016349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 117 13 0 101 00.
2. All matters appearing on the Plan of record as Book 6900, page 23, Register's Office for Davidson County, Tennessee.
3. Permanent Drainage Easement and Temporary Construction Easement of record in Instrument No. 20120224-0016349, Register's Office for Davidson County, Tennessee.