Bill Garrett Davidson County
Batch# 77407 DEEDWARR
04/09/2018 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20180409-0033281

34198

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34198-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me this 6th day of April, 2018. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Noreen L. Nalli 2014 Cedar Lane #103 Nashville, TN 37212	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 117 03 0 Y 003 00CO

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, **Cottage Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Noreen L. Nalli**, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2014 Cedar Lane #103, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of April, 2018.

Cottage Partners, LLC, a Tennessee limited liability company

BY:_____
Richard Bacon, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforementioned, Richard Bacon, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager of Cottage Partners, LLC, a Tennessee limited liability company and as such Chief Manager, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 6th day of April, 2018.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of 2014 Cedar Lane Condominiums, a condominium established by Declaration as of record in Instrument No. 20170202-0011441, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit E to the aforementioned Declaration.

Being part of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company by deed dated January 28, 2015 from The Bacon Group, Inc., a Tennessee corporation of record in Instrument No. 20150129-0008525, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 117 03 0 Y 003 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 2014 Cedar Lane Condominiums, of record in Instrument No. 20170202-0011441, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
4. All matters appearing on the Plan of record as Book 974, page 3, Register's Office for Davidson County, Tennessee.
5. All right of ingress and egress to, from and across the tract of land conveyed to the State of Tennessee, and to and from abutting lands as conveyed in Book 4749, page 468, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160414-0035846, Register's Office for Davidson County, Tennessee.
7. Lack of right of access to and from Interstate 440, a controlled access highway.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

