ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
COTTINGHAM DEVELOPMENT, LLC 905 20th Ave South, #N1016 Nashville, Tennessee 37203	COTTINGHAM DEVELOPMENT, LLC 905 20th Ave South, #N1016 Nashville, Tennessee 37203	081-16-0-240.00
This instrument prepared by: Matthew G. Noggle, Esq. 4235 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DEBORAH F. BRANDON**, a single individual (the "Grantor"), has bargained and sold, and by these presents do hereby transfer, grant and convey to **COTTINGHAM DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 1022 Scovel Street, Nashville, Tennessee.

Grantor hereby warrants that the Property is not, nor has ever been, the residence of the Grantor.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming through or under Grantor (excluding the Permitted Exceptions), but not further or otherwise.

[Signatures on the following page]

Bill Garrett Davidson County
Batch# 86770 DEEDWARRSP
05/01/2018 10:01:28 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20180501-0040923

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 30th day of April, 2018.

GRANTOR:

By: _____
Deborah F. Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, James Alexander, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Deborah F. Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named grantor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2018.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2018.

Notary Public

My Commission Expires: _____

EXHIBIT A

(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Plan of McGavock, Wetmore and Others' First Addition called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH F. BRANDON, by Final Decree Confirming Sale from THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Instrument No. 19991213-0302405, dated October 18, 1999, said Register's Office.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 21, page 33, Register's Office of Davidson County, Tennessee.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.