WARRANTY DEED

Bill Garrett Davidson County
Batch# 109289 **DEEDWARR**
06/26/2018 03:20:25 PM 2 pgs
Fees: $13.00 Taxes: $1,468.90

20180626-0061607

G-BR-18-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

RYAN C. RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael A. Freshley	**Mortgage Investors Group**	
(NAME)	(NAME)	
2014 Cedar Ln. #202	**8320 East Walker Springs Lane**	**P/O 117-03-0-042.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL A. FRESHLEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2014 Cedar Lane Condominiums, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170202-0011441 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company by Warranty Deed from The Bacon Group, Inc., a Tennessee Corporation of record in Instrument No. 20150129-0008525 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015.

This conveyance is subject to:
- Taxes for the year 2018.
- Plan of record in Plat Book 974, Page 3, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170202-0011441, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150129-0008525 in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160414-0035846, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement to State of Tennessee of record in Book 5307, Page 607, in the Register's Office for Davidson County, Tennessee.
- All right of ingress and egress to from and across the tract of land conveyed to the State of Tennessee of record in Book 4749, Page 468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2014 Cedar Ln. #202, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 22nd DAY OF JUNE, 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, _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the _____ of Cottage Partners, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of June, 2018.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212