THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $401,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2018. Notary Public My Commission Expires: 1-24-22

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34291-05-2018

Bill Garrett Davidson County
Batch# 129177 DEEDWARR
08/15/2018 11:20:14 AM 3 pgs
Fees: $18.00 Taxes: $1,483.70

20180815-0080731

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberly K. Stutz 2014 Cedar Lane,#102 Nashville, TN 37212	First Community Mtg. 262 Robert Rose #101 Murfreesboro TN 37129	Map and Parcel No.: 117 03 0 Y 002 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 **Kimberly K. Stutz,** an unmarried woman ("Grantee"), her 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 2014 Cedar Lane #102, 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.

1967

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, 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, which have been prorated and assumed by Grantee. Map and Parcel No. 117 03 0 Y 002 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 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 10th day of August, 2018.

Notary Public

My Commission Expires:
10-7-2019

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