THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420081

Karen Johnson Davidson County
Batch# 224914 DEEDWARR
05/02/2019 01:19:23 PM 2 pgs
Fees: $13.00 Taxes: $3,866.50
20190502-0041018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,045,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2019.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gigi Gaskins	New Owner	Tax Parcel ID No.
1027 8th Avenue S.		105-11-250.00 (Tract 1)
Nashville, TN 37203		105-11-252.00 (Tract 2)
		105-11-253.00 (Tract 3)

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 Cove Company, a Tennessee not for profit company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gigi Gaskins**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being all of Lots Nos. 4, 5 and 6 on the Plan of Vine Hill as of record in Book 161, Page 12, Register's Office for said County.

Said Lots Nos. 4, 5 and 6 adjoin and front together 150 feet on the Southerly side of a 25 feet unnamed street and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Cottage Cove Company, a Tennessee not for profit company by Warranty Deed from Esteile Noland McGee, unmarried, recorded on the 28th day of February, 2006 in Instrument No. 20060228-0022968, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 14 and the West 35 feet of Lot No. 15 on the the Plan of John W. Morton's First Addition called Vine Hill of record in Book 161, Page 12, Register's Office for said County.

Said lot and the West 35 feet of Lot No. 15 front together 85 feet on the North side of Benton Avenue and run back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to Cottage Cove Company by Warranty Deed from Judson Baptist Church, a Tennessee not-for-profit corporation, f/k/a Judson Memorial Baptist Church, recorded on the 17th day of June, 1997 in Deed Book 10494, Page 661, in the Register's Office of Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 16 and the Easterly 15 feet of Lot No. 15 on the Plan of Vine Hill, being John W. Morton's First Addition, of record in Book 161, Page 12, Register's Office for said County.

Said Lot No. 16 and part of Lot No. 15 front together 65 feet on the Northerly side of Benton Avenue and run back between parallel lines 160 feet to an alley.

Being part of the same property conveyed to Cottage Cove Company by Warranty Deed from Judson Baptist Church, a Tennessee not-for-profit corporation, f/k/a Judson Memorial Baptist Church, recorded on the 17th day of June, 1997 in Deed Book 10494, Page 661, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 12 (as to Tracts 1, 2 and 3).

This is improved property located at 630, 632 & 632B Benton Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of April, 2019.

Cottage Cove Company, a Tennessee not for profit company

BY: Brent J. MacDonald, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent J. MacDonald, with whom I am personally acquainted, and who acknowledged himself to be the Executive Director of Cottage Cove Company, a Tennessee not for profit company, the within named bargainer, and that he as such Executive Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Executive Director.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public
My Commission Expires: _____

