WARRANTY DEED

Karen Johnson Davidson County
Batch# 239380 DEEDWARR
06/05/2019 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20190605-0053794

J-OHH-19-3220-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Red River Development, LLC	**NEW OWNER**	
(NAME)	(NAME)	070-09-0-172.00
864 Kirkwood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **MALCOLM COTTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Lot 7, CHARLES BINKLEY SUBDIVISION, as shown on plat of record in Plat Book 5190, Page 655. in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Malcolm Cotton, married by Warranty Deed from Carmelita L. Whitlow and husband, Joe E. Whitlow, of record in Instrument No. 20040525-0061286 and re-recorded in Instrument No. 20040602-0064639, in the Register's Office of Davidson County, Tennessee, dated May 13, 2004 and recorded May 25, 2004.

Being the same property conveyed to Cotton Properties, LLC by Quitclaim Deed from Malcolm Cotton of record in Instrument No. 20070412-0044079, in the Register's Office of Davidson County, Tennessee, dated April 3, 2007 and recorded April 12, 2007.

Being the same property conveyed to Malcolm Cotton, a married man by Quitclaim Deed from Cotton Properties, LLC of record in Instrument No. 20110907-0069200, in the Register's Office of Davidson County, Tennessee, dated September 1, 2011 and recorded September 7, 2011.

Renita Cotton Harris, f/k/a Renita Cotton, joins in this conveyance for the purpose of conveying any/all interest she may have in subject property, by virtue of her marriage to Malcolm Cotton.

Malcom Cotton executes this instrument on behalf of Renita Cotton Harris, f/k/a Renita Cotton, pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number —201906050053793———, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLES BINKLEY SUBDIVISION, as recorded in Plat Book 5190, Page(s) 655.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3220 Lincoln Ave, Nashville, Tennessee 37218**.

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 31st DAY OF MAY, 2019.

Malcolm Cotton

Renita Cotton Harris by Malcolm Cotton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOLM COTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOLM COTTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RENITA COTTON HARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said RENITA COTTON HARRIS.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AW-19-3220

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

