THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34890-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2019. Notary Public My Commission Expires: 12/1/2020

Karen Johnson Davidson County
Batch# 252292 DEEDWARR
07/03/2019 11:10:06 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20190703-0065168

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Alex Popowycz, Kim Popowycz 2014 Cedar Lane #204 Nashville, TN 37212	**Send Tax Bills To:** New Owners 2014 Cedar Lane #204 Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 117 03 0 Y 007 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 **Alex Popowycz and Kim Popowycz**, husband and wife ("Grantees"), its successors, 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 #204, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2019.

Cottage Partners, LLC, a Tennessee limited liability company

BY: _____
Richard Bacon, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared 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 2nd day of July, 2019.

_____
Notary Public

My Commission Expires:

10-7-2019

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7, 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 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117 03 0 Y 007 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.