Karen Johnson Davidson County
Batch# 345758 DEEDWARR
01/21/2020 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,648.46
20200121-0007200

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,800.00 Meredith Mabry Affiant Subscribed and sworn to before me, this 15TH day of January, 2020. Notary Public My Commission Expires: 9/7/2020

WARRANTY DEED

Address New Owner: Cottingham Capital, LLC 800 S. Wilson Blvd. Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Parcel ID No. 081-03-1L-001.00 CO 081-03-1L-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **2304 14TH AVE, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COTTINGHAM CAPITAL, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A and B on the Plan of Fourteenth Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A" of Declaration of Covenants, Conditions and Restrictions for Fourteenth Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180919-0092978 and amended in Instrument No. 20190605-0053849, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2304 14TH AVE, LLC., A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20190513-0044398, dated May 9, 2019, said Register's Office.

This is improved property commonly known as: **2302 & 2304 14th Ave N, Nashville, TN 37203**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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 has 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 Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2020

2304 14TH AVE, LLC

By: Authorized Representative

Roberto Gutierrez , Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Roberto Gutierrez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of 2304 14TH AVE, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15th day of January, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public

My commission expires: 11/3/2020

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022