WARRANTY DEED

Karen Johnson Davidson County
Batch# 363233 DEEDWARR
02/26/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20200226-0021364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$1,250,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4TH DAY OF FEBRUARY, 2020

Notary Public

MY COMMISSION EXPIRES: 11-06-2023

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Cottage Partners, LLC	SAME	09211009003
(Name)	(Name)	
84 Altentann		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PSG 82, LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COTTAGE PARTNERS, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 4 and the westerly part of Lot 3, as shown on the map entitled J.W. Lawless' Subdivision of the Charles M. Stewart Tract, of record as Book 161, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the northerly margin of Felicia Street, formerly Old Charlotte Road, or Stewart Street, east of the east right of way of the N.C. & St. L. Railroad; thence with the margin of Felicia Street, easterly 288 feet to a point; thence northerly 118.91 feet to the right of way line of said railroad; thence with said right of way line, southwesterly 311.75 feet, to the beginning.

Being the same property conveyed to MID ATLANTIC PRODUCTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JIM PHELPS, of record in Instrument No. 20101203-0096611, dated December 3, 2010, said Register's Office. Mid Atlantic Products, LLC has since conveyed said property to Mid Atlantic Corps, LLC, a Tennessee limited liability company by Executor's quitclaim deed of record in Instrument No. 20171220-0129648, dated December 20, 2017, said Register's Office.

Being the same property conveyed to PSG 82, LLC by deed from MID ATLANTIC PRODUCTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. __202002260021362___, dated February 4, 2020, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Executed by my hand this the 4th of February, 2020.

PSG 82, LLC

BY: _____

D. Shayne Adair
Authorized Representative

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that D. Shayne Adair as Authorized Representative of PSG 82, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Authorized Representative

Witness my hand and official seal, this the 4th of February, 2020.

April D. Wideman
Notary Public

My Commission Expires: 3/13/2022



(SEAL)

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TE