WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

B-RF-23-4016

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1097599
02/02/2024 03:41:53 PM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20240202-0007630

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bradley Cottingham and Kelsey M. Cottingham	**Cadence Bank**	
(NAME)	(NAME)	**062-02-0B-037.00-CO**
4016 Longfellow Dr	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Tupelo, MS 38801**	
(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, **DERRICK HEALEY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRADLEY COTTINGHAM AND KELSEY M. COTTINGHAM, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Final Plat, Abbington Park, Phase One - Section One of record in Plat at Instrument No. 20030328-0041019, and as amended by First Amendment of record in Instrument No. 20060504-0052203, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derrick Healey, an unmarried man by Warranty Deed from Patrick S Osborne, a married man of record in Instrument No. 20210615-0080108 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021.

This conveyance is subject to:
- Taxes for the 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030328-0041019 and Instrument No. 20060504-0052203, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075, as amended in Instrument No. 20161027-0113738 and Amended in Instrument No. 20170124-0007830, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common area to HOA of record in Instrument Number 20040407-0039568, in the Register's Office for Davidson County, Tennessee.
- Provisions contained in Deed of Conveyance in Book 8377, Page 820, Register's Office for Davidson County, Tennessee, which contains reservations of certain sewer taps.
- Warranty Deed of Flowage easements granted to USA of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement to USA of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Easement for 20 foot right of way for ingress and egress of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Number 2003109-0004246, in the Register's Office for Davidson County, Tennessee.
- Abbington Park Subdivision Sign Easement of record in Instrument Number 20040630-0077518, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions in Instrument No. 20010402-0031520, Register's Office for Davidson County,

Tennessee, which restrict the property described therein to use only as open green space.
• Covenants and conditions in Instrument 20000720-0071648, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4016 Longfellow Dr, Nashville, Tennessee 37214**.

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 JANUARY, 2024.

Derrick Healey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK HEALEY, 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 January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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