WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$112,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 7 DAY OF OCTOBER, **2005.**

Brian Vaske
NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
SERGIO HUMBERTO BATRES	**SAME**	**60-8-98**
224 BROADMOOR DRIVE		
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF **$112,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CUMBERLAND PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

SERGIO HUMBERTO BATRES, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee being Lot No. 6 on the plan of the Final plat of Bakerwoods, Section One, which plat reference is hereby made for a more accurate and complete descriptyion of said lot.

Being a part of the same property conveyed to Cumberland Properties, LLc by Warranty Deed form Thomas E. Stewart, Trustee dated 09/30/03 and filed for record 10/07/03 in Instrument No. 20031007-0148598, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 7900, page 694, said Register's Office.

Subject to easement of record to State of TN , in Book 3871, Page 535, said Register's Office.

Subject to easement of record in Book 6229, Page 684, said Register's Office.

Deed of Conveyance for Water Mains in Book 9531, Page 60, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/14/05 08:56 2 pgs
Fees:13.00 Taxes:414.40
20051014-0123852

Subject to restrictions of record in Plat Book 9917, page 502, said Register's Office.

Subject to restrictions of record in Plat Book 10922, page 271, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **224 BROADMOOR DRIVE NASHVILLE, TN 37207**

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 not 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 ever 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.

Witness my hand this 7th day of **OCTOBER, 2005**

Managing Member Cumberland Properties, LLC
M. TRAVIS DUKES- MANAGING MEMBER OF CUMBERLAND PROPERTIES, LLC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **M. Travis Dukes, managing member of Cumberland Properties, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Cumberland Properties, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at Madison, **Tennessee.**

This 7 day of **OCTOBER, 2005.**

Brian Vaske
Notary Public

My Commission Expires: 4-27-2008

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.