WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/12/07 10:51 2 pgs
Fees:13.00 Taxes:96.20
20070112-0005198

B-5249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SA, LLC, a Tennessee limited liability company	Same As New Owner	082-03-0-016.00
(NAME) 14838 Old Hickory Blvd.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Cumberland Properties, L.L.C., a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SA, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, July 6, 1944 as follows:

Beginning on the westerly margin of Joseph Avenue to a point 145.2 feet north of the northerly margin of Cleveland Street, said point being the northeast corner of the property conveyed to Wallace and Catherine Hornal, by deed from Joe Komman and wife, of record in Book 1304, page 109, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Avenue northwardly 46 feet; thence westwardly 150.8 feet to the easterly margin of an alley, thence with said alley, southwardly 46 feet to the northwest corner of said Hornal lot; thence with the northerly line of the same eastwardly 151.3 feet to the point of beginning.

Being part of the same property conveyed to Cumberland Properties, LLC, a Tennessee limited liability company, by deed from Said A. Mohammed dated July 28, 2006 of record in Instrument No. 20060801-0093404 and by Affidavit of Scrivener's Error of record in Instrument No. 20060929-0120452, said Register's Office for Davidson County, Tennessee. Land in the 20th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

Cumberland Properties L.L.C., a Tennessee limited liability company and Cumberland Properties, LLC, a Tennessee limited liability company are one and the same entity.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 906 Joseph Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 11th day of January, 2007.

Cumberland Properties, L.L.C., a Tennessee limited liability company

By: M. Travis Dukes, Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared M. Travis Dukes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be Managing Member of Cumberland Properties, L.L.C., the within named bargainor, a limited liability company, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member .

Witness my hand and official seal at Brentwood, Tennessee this 11th day of January, 2007.

Commission expires: 1/16/08

Notary Public

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027