File No. 290401053

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5
Louisville, KY 40299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/2/2011
(AFFIX SEAL)

Keri Duncan
State of Tennessee Notary Public
Davidson County

BILL GARRETT, Davidson County
Trans:T20090031977 DEEDWARR
Recvd: 05/14/09 13:43 2 pgs
Fees:13.00 Taxes:397.75

20090514-0044446

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CDR Investments, LLC	NEW OWNER	134-01-0-054.00
(NAME)	(NAME)	
101 Golden Meadow lane	same	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37037	same	
(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 considerations, the receipt of which is hereby acknowledged, I, **Craig Cumming, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **unto CDR Investments, LLC,** hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 68 on the Plan of Currywood Acres, Section 1, of record in Plat Book 2133, pages 109 and 110, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 68 fronts 151.6 feet on the northerly margin of Belair Drive and extends back 216 feet on the easterly side and 157 feet on the westerly side to a dead line, measuring 132.3 feet thereon.

Being the same property conveyed to Craig Cumming, unmarried by Warranty Deed from Glenn M. Gottlieb, a single person of record in Instrument No. 20060919-0115866, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 2133, Pages 109 and 110, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 605 Bel Air Drive, Nashville, TN 37217
(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 GRANTEE(S), 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), 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 hands this 24th day of April, 2009.

Craig Cumming by Neil Cumming, Attorney in fact

Craig Cumming

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Neil Cumming, with whom I am personally acquainted and who proved himself to be the attorney in fact of Craig Cumming and who being authorized acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of April, 2009.

Commission expires: 11/8/09

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008
09

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