WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130003843 DEEDWARR
Recvd: 01/15/13 09:08 2 pgs
Fees:13.00 Taxes:203.50
20130115-0004555

R-BK-13-520

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Cumberland Holdings Co.	new owner	
	(NAME)	
526 Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		105-07-0-215.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RONNIE E. SHORES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THE CUMBERLAND HOLDINGS COMPANY, LLC, hereinafter called the Grantee(s), their heirs 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 PART OF LOT NO. 2 ON THE MAP OF HAMILTON'S SUBDIVISION OF RECORD IN MINUTE BOOK 1, PAGE 97, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE UNRECORDED SUBDIVISION OF SAID LOT NO. 2.

SAID LOT NO. 2 FRONTS 50.00 FEET ON THE NORTHERLY SIDE OF HAMILTON AVENUE AND RUNS BACK 167.5 FEET ON THE EASTERLY LINE AND 167.5 FEET ON THE WESTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 50.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO EVA JOYCE SHORES, UNMARRIED BY DEED FROM EUNICE ROBERTSON DOSS OF RECORD IN BOOK 8227, PAGE 800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 26, 1990 AND RECORDED ON OCTOBER 31, 1990.

THE SAID EVA JOYCE SHORES HAVING SINCE DIED INTESTATE. HER HEIRS AT LAW ARE RONNIE E. SHORES AND SHEILA G. SCOTT. THE ESTATE OF EVA JOYCE SHORES WAS ADMITTED TO PROBATE IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 11P-1214, ON AUGUST 12, 2011. SHEILA G. SCOTT DISCLAIMED ALL PROPERTY AND INTERESTS WHICH SHE WAS ENTITLED TO RECEIVE AND A COPY OF THE DISCLAIMER WAS FILED WITH THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO RONNIE E. SHORES BY AFFIDAVIT OF INHERITANCE OF REAL ESTATE OF RECORD AT INSTRUMENT NO. 20120214-0012781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 6, 2012 AND RECORDED ON FEBRUARY 14, 2012. SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY MARIAL RESIDENCE OF RONNIE E. SHORES.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN MINUTE BOOK 1, PAGE 97, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 526 Hamilton Avenue, Nashville, Tennessee 37203
(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), 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 11th day of January, 2013.

Ronnie E. Shores

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie E. Shores, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of January, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903