WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20130040260 DEEDWARR
Recvd: 05/14/13 14:53 2 pgs
Fees:13.00 Taxes:344.10
20130514-0048661

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4657

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cumberland Property Investments, LLC 5008 Ashby Drive Brentwood, TN 37027	New Owner	073 13 0 028.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael D. Cotten, married ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Cumberland Property Investments, LLC, a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Burchwood Gardens, Section 2, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce Faye Cotten by Warranty Deed from Bessie Ruth Vaughan, dated June 12, 1963, recorded June 14, 1963, in Book 3572, page 607, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Joyce Faye Cotten and Thomas Douglas Cotten, as tenants by the entirety by Quitclaim Deed from Sam E. Wallace, Jr., Trustee, dated March 9, 1983, recorded March 9, 1983, in Book 6017, page 910, said Register's Office. Joyce Faye Cotten having predeceased Thomas Douglas Cotten on May 5, 2010; and Thomas Douglas Cotton having died on May 8, 2012; property passing to Michael D. Cotten as sole surviving heir, as stated in Affidavit of Heirship of record in Instrument No. 20121115-0105469, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAVE NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1930 Valley Park Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **May, 2013.**

GRANTOR(S)

Michael D. Cotten

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael D. Cotten** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **May, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY