WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$14,500.00.** Affiant Subscribed and sworn to before me, this the 25th day of June, 2013. Notary Public My commission expires: 9-19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130055139 DEEDWARR
Recvd: 06/28/13 14:04 2 pgs
Fees:13.00 Taxes:53.65
20130628-0066900

KATHY HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Sergio Humberto Batres**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Lot 7: Map 060-08-0. Parcel 099.00** **Lot 8: Map 060-08-0. Parcel 100.00**
701 Lemont Drive		
Nashville, TN 37206		

FOR AND IN 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, WE,

Cumberland Properties, LLC, a Tennessee limited liability company

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

Sergio Humberto Batres

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

LAND in Davidson County, Tennessee, being Lot No's. 7 and 8 on the Final Plat of Bakerwoods, Section One, of record in Book 7900, page 694, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Cumberland Properties, LLC, a Tennessee limited liability company from Thomas E. Stewart Trustee with full power to bargain, sell, transfer and convey without the necessity of joinder by any beneficiary, dated September 30, 2003, of record in Instrument No. 20031007-0148598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 9917, page 502 and amended in Book 10922, page 271, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (____) Unimproved (_X__) property, known as: **228 Broadmoor Drive (Lot 7), 232 Broadmoor Drive (Lot 8), 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 25th day of June, 2013.

Cumberland Properties, LLC
By: _____
Michael Travis Dukes, Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand, at office at Nashville, Tennessee, this **25th** day of **June, 2013.**

Notary Public

My Commission Expires: 9-

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY