BILL GARRETT, Davidson County
Trans:T20130065160 DEEDWARR
Recvd: 07/30/13 15:22 2 pgs
Fees:13.00 Taxes:246.38
20130730-0079405

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1463

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cumberland Property Investments, LLC 5008 Ashby Drive Brentwood, TN 37027	New Owner	162-03-0 111.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is **$66,590.00**

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Subscribed and sworn to before me, this the 29th day of July, 2013.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

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 **Civic Bank & Trust,** a Tennessee corporation **("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Cumberland Property Investments, LLC ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 270, COLEWOOD ACRES, SECTION 4-A, as shown on plat of record in Plat Book 4300, Page 105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee to Civic Bank & Trust, as recorded on the 14th day of March, 2013 in Instrument No. 20130314-0025639, filed in the Register's Office for Davidson County, Tennessee.

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 GRANTOR paying their prorated share thereof to GRANTEE 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: **4908 Olivia Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **29th** day of **July, 2013**.

Civic Bank and Trust

By: _____
Ellen Hackett, It's Chief Lending Officer

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 **Ellen Hackett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Chief Lending Officer** of **Civic Bank and Trust,** the within named bargainor, a Tennessee corporation, and that she as such **Chief Lending Officer**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as **Chief Lending Officer**.

Witness my hand and Official Seal this the **29th** day of **July, 2013**.

_____
Notary Public

My Commission Expires: 6-1-2015

