BILL GARRETT, Davidson County
Trans:T20130067462 DEEDWARR
Recvd: 08/06/13 14:07 2 pgs
Fees:13.00 Taxes:217.78
20130806-0082450

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1465

mail

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cumberland Property Investments, LLC 5008 Ashby Drive Brentwood, TN 37027	New Owner	108-16-0 304.00

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is **$58,860.00**

Affiant

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

Notary Public

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

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

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 ("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 57-B, ZONE LOT DIVISION PERCY PRIEST WOODS LOTS 57 AND 62 REVISED, SECTION III, as shown on plat of record in Plat Book 6250, Page 509, 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. 20130314-0025640; Quitclaim Deed from Aubrey Hiam to Richard D. Hlavati, II as recorded on the 7th day of January, 2008 in Instrument No. 20080107-0001527 and Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee to Aubrey Hiam as recorded on the 26th day of December, 2007 in Instrument No. 20071226-0146918, in the Register's Office of 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: **1108 Oakway Court, Nashville, TN 37214**

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 he/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

