BILL GARRETT, Davidson County
Trans:T20130071952 DEEDWARR
Recvd: 08/20/13 14:15 2 pgs
Fees:13.00 Taxes:281.20
20130820-0087798

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1510

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James A. Weiny David A. Moynan, III P.O. Box 1683 Mt. Juliet, TN 37121	New Owner	72-13-166.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$76,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2013.

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 12-03-13
(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 **Cumberland Property Investments, LLC, a Tennessee limited liability company ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **James A. Weiny and David A. Moynan, III, as tenants in common, ("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 the westerly 75 feet of Lot Nos. 233 and 234 on the Map of a Revision of Part of Trevecca Subdivision of record in Plat Book 421, page 169, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cumberland Property Investments LLC by Warranty Deed from the Glenn T. Frederick, married, dated July 31, 2013, recorded August 2, 2013, of record in Instrument No. 20130802-0080942, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Glenn T. Frederick by Warranty Deed dated September 17, 1999, recorded September 24, 1999, of record in Book 11674, page 351, said Register's Office.

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: **920 McClurkin Avenue, Nashville, TN 37206**

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 **15th** day of **August, 2013**.

Cumberland Property Investments, LLC

By: _____
Christopher Koch, It's Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher Koch**, 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 **Member** of **Cumberland Property Investments, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Member**.

Witness my hand and Official Seal this the **15th** day of **August, 2013**.

_____
Notary Public

My Commission Expires: 12-03-13