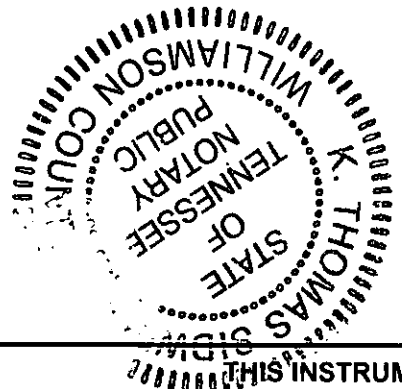
BILL GARRETT, Davidson County
Trans:T20130074402 DEEDWARRSP
Recvd: 08/28/13 10:50 2 pgs
Fees:13.00 Taxes:395.90
20130828-0090725

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATIO[illegible]
GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/10/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cumberland Property Investments, LLC	Cumberland Property Investments, LLC	161-06-O-209.00
(NAME) 5008 Ashby Dr.	(NAME) 5008 Ashby Dr.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ridgemont Homes, LLC, a Tennessee limited liability company** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cumberland Property Investments, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 155, on the plan of Section Two, Huntington Park, of record in Plat Book 4175, Page 108, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Etsuko Sugita, an unmarried woman by Deed from Jeffery K. Dugger and wife, Amy K. Dugger, dated 03/29/2002 and filed for record on 04/09/2002 in Instrument 200204090043222, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ridgemont Homes by Deed from Wilson & Associates PLLC, Successor Trustee, dated 07/23/2013 and filed for record on 08/13/2013 in Instrument 201308130085028, Register's Office for Davidson County, Tennessee. Ridgemont Homes is AKA Ridgemont Homes, LLC, a Tennessee limited liability company.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 4175, Page 108, said Register's Office.
Restrictions of record in Book 4393, Page 383, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 715 Tobylynn Drive, Nashville, TN 37211-5962

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 22nd day of August, 2013.

RIDGEMONT HOMES, LLC

Kevin Dattilo
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Ridgemont Homes, LLC and that he/she/they as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 22nd day of August, 2013.

Notary Public
My Commission Expires: 4-12-14

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027