BILL GARRETT, Davidson County
Trans:T20130081592 DEEDWARR
Recvd: 09/20/13 09:59 2 pgs
Fees:13.00 Taxes:1443.00
20130920-0099178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 390,000.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2013.

Notary Public

My commission expires: 2/17/2016

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BARRY G BRUSTER **BENITA G BRUSTER**	**F&M BANK**	**093061J14900CO**
415 CHURCH ST #1912	**50 FRANKLIN STREET**	
NASHVILLE, TN 37219	**CLARKSVILLE, TN 37040**	

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 ACKNOWLEDGE, WE,

CUMBERLAND TERRACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

BARRY G BRUSTER and BENITA G BRpUSTER, HUSBAND AND WIFE

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

CERTAIN REAL PROPERTY LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 1912 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20061004-0122833 AND ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO unto CUMBERLAND TERRACE, LLC BY QUITCLAIM DEED FROM JENNIFER WILLOUGHBY, A MARRIED WOMAN, DATED 02/01/2013 RECORDED ON 02/08/2013 IN INSTRUMENT NO. 20130208-0013031 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO JENNIFER WILLOUGHBY, A MARRIED WOMAN BY SPECIAL WARRANTY DEED FROM BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6, DATED 01/18/2013 RECORDED ON 02/08/2013 IN INSTRUMENT NO. 20130208-0013030 SAID REIGSTER'S OFFICE FOR SAID COUNTY.

Also being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 NovaStar Home Equity Loan Asset-Backed

Certificates, Series 2006-6, by Successor Trustee's Deed from Robert S. Coleman, Jr., in his capacity as Successor Trustee, dated 08/10/2012 recorded on 11/26/2012 in Instrument No. 20121126-0108107 said Register's Office for said County.

Also being the same property conveyed to Kathleen A. Allen, married by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated 11/13/2006 recorded on 11/17/2006 in Instrument No. 20061117-0143099 said Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 415 CHURCH ST #1912, NASHVILLE, TN 37219.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 13th day of September, 2013.

Cumberland Terrace, LLC, a Tennessee limited liability company by Jennifer Willoughby, member

CUMBERLAND TERRACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
By JENNIFER WILLOUGHBY, MEMBER

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery
(CT)

Personally appeared before me, a Notary Public of said County and State, CUMBERLAND TERRACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY JENNIFER WILLOUGHBY, MEMBER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013.

Cheryl Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD