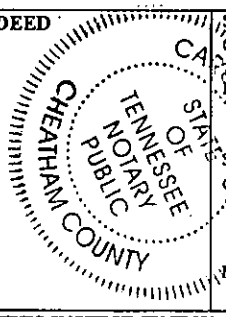
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of November, 2013
Notary Public
MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Verner and Laura Verner	Avenue Bank	161 06 0 209.00
(NAME)	(NAME)	
715 Tobylynn Dr	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Cumberland Property Investments, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hunter Verner and Laura Verner, 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:

Land in Davidson County, Tennessee, being Lot No. 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 Cumberland Property Investments, LLC by deed from Ridgemont Homes, LLC, a Tennessee limited liability company, aka Ridgemont Homes, dated August 22, 2013, of record in Instrument No. 20130828-0090725, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Ridgemont Homes by deed from Wilson & Associates PLLC, Successor Trustee dated July 23, 2013 of record in Instrument No. 20130813-0085028, Register's Office of Davidson County, Tennessee. Appointment of Successor Trustee recorded in Instrument No. 20130625-0065213, said Register's Office. Previously being the same property conveyed to Etsuko Sugita, an unmarried woman by Warranty Deed from Jeffery K. Dugger and wife, Amy K. Dugger dated March 29, 2002 of record in Instrument No. 20020409-0043222, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 715 Tobylynn Dr, Nashville, TN 37211

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, has a good right to convey it and the same is 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.

BILL GARRETT, Davidson County
Trans:T20130102837 DEEDWARR
Recvd: 12/09/13 10:05 2 pgs
Fees:13.00 Taxes:728.90
20131209-0124690

Witness our hands this 26th day of November, 2013

Cumberland Property Investments, LLC

By: Christopher Koch, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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, a Tennessee limited liability company, the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of November, 2013

Notary Public

My commission expires: 12-10-16

