BILL GARRETT, Davidson County
Trans:T20130106278 DEEDWARR
Recvd: 12/23/13 08:12 2 pgs
Fees:13.00 Taxes:684.50

20131223-0128930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-16-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Highway 109 Partners	Same as new owner	10607006300
	(NAME)	
P O BOX 426		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cumberland Investments, LLC, a Kentucky limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Highway 109 Partners, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 OF THE SUBDIVISION OF THE JAKEN INVESTMENTS PROPERTY, AS OF RECORD IN PLAT BOOK 5200, PAGE 476, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY OF LOT 2, JAKEN INVESTMENT PROPERTY, DATED APRIL 8, 2000, LAST REVISED MAY 27, 2003, PREPARED BY R. SCOT CHERRY, R.L.S. TN NO. 1512, CHERRY LAND SURVEYING, NASHVILLE, TENNESSEE, JOB NO, 03068 CW AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 OF THE PLAT OF SUBDIVISION OF THE JAKEN INVESTMENT PROPERTY, AS OF RECORD IN PLAT BOOK 5200, PAGE 476, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING PK NAIL IN THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, 120 FEET IN WIDTH, AT A CORNER COMMON WITH LOT 1 OF THE SAID PLAT OF SUBDIVISION OF THE JAKEN INVESTMENT PROPERTY, ALSO BEING THE PROPERTY OF CUMBERLAND INVESTMENTS, LLC, AS OF RECORD IN DEED BOOK 10741, PAGE 235, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, WITH THE NORTHERLY PROPERTY OF SAID LOT 1, NORTH 65 DEG 09 MIN 27 SEC WEST, 425.60 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, NORTH 34 DEG 32 MIN 34 SEC EAST, 45.28 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT;

THENCE NORTH 61 DEG 26 MIN 10 SEC EAST, 143.70 FEET TO AN EXISTING CONCRETE MONUMENT, AT A CORNER COMMON WITH THE PROPERTY OF C. HAROLD REEVES AND JOSEPH F. ROSENBERG, AS OF RECORD IN DEED BOOK 9853, PAGE 731, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 40, WITH THE SOUTHERLY PROPERTY LINE OF C. HAROLD REEVES AND JOSEPH F. ROSENBERG, SOUTH 65 DEG 09 MIN 27 SEC EAST, 331.50 FEET TO AN IRON ROD SET, IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID SPENCE LANE;
THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SPENCE LANE, SOUTH 24 DEG 26 MIN 37 SEC WEST, 93.77 FEET TO AN EXISTING IRON ROD;

WARRANTY DEED
(Continued)

THENCE SOUTH 24 DEG 42 MIN 34 SEC WEST, 66.23 FEET TO THE POINT OF BEGINNING CONTAINING 62,057 SQUARE FEET OR 1,425 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CUMBERLAND INVESTMENTS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY DEED FROM STEPHEN K. RUSH AND PHILLIP V. RUSH, OF RECORD BY INSTRUMENT NO. 20030613-0081816, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 656 Spence Lane, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my/our hand(s) this 16th day of December, 2013.

Cumberland Investments, LLC, a Kentucky limited liability

BY: _____
Louis A. Willinger, Member

STATE OF Kentucky

COUNTY OF Jefferson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Louis A. Willinger, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Cumberland Investments, LLC, the within named bargainor, a limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said Cumberland Investments, LLC.

Witness my hand and official seal, at office, on this the 16th day of December, 2013.

Notary Public _____

My Commission Expires: 11-16-2014

NOTARY PUBLIC (SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072