WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002991 DEEDWARR
Recvd: 01/14/14 13:25 2 pgs
Fees:13.00 Taxes:540.20
20140114-0003756

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-20

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Richard Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH day of January, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Barnes	Reliance First Capital LLC	16203011100
(NAME)	(NAME)	
4908 Olivia Drive	840 Crescent Centre Drive Suite 350	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN, 37067	
(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**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Barnes, unmarried**, 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. 270 COLEWOOD ACRES, SECTION 4-A, as shown on plat of record in Plat Book 4300, page 105, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard D. Hlavati, a married man by deed dated 07/16/2007 from Anita L. Savage, an unmarried woman and filed of record in Instrument No. 20070719-0085746, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to David M. Smythe, Substitute Trustee by deed dated 02/04/2013 from Richard D. Hlavati, a married man and filed of record in Instrument No. 2013005-0012016, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Civic Bank & Trust by deed dated 03/14/2013 from Substitute Trustee's Deed from David M. Smythe, Substitute Trustee and filed of record in Instrument No. 20130314-0025639, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Cumberland Property Investments, LLC by deed dated 07/29/2013 from Civic Bank & Trust, a Tennessee Corporation and filed of

record in Instrument No. 20130730-0079405, Register's Office for 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 X property, known as 4908 Olivia Drive, Antioch, TN 37013

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.

Witness our hands this 7th day of January, 2014.

Cumberland Property Investments, LLC
By: Christopher Koch, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, 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 such person to be a Member of Cumberland Property Investments, LLC, the within name bargainor, a Limited Liability Company, and that such person, as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by such person as Member.

Witness my hand and seal, this 7th day of January, 2014.

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

Notary Public

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122