WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of January, 2014

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cumberland Property Investments, LLC	SAME	083-04-0-067.00
5008 Ashby Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee of The 2411 Carter Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cumberland Property Investments, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 60, on the Plan of Rosebank Park Subdivision, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 60 fronts 95 feet on the northerly side of Carter Street, and extends back 214 feet on the easterly line and 200.6 feet on the westerly line to a dead line, measuring 95.9 feet thereon.

Being the same property conveyed to Andy Maloney, as Trustee of The 2411 Carter Avenue Trust by deed from Dorothy Jean Lyle, unmarried on January 21, 2014, of record in Instrument Number 20140129-0007862, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 26, Register's Office Davidson County, Tennessee.

This is improved property known as: **2411 Carter Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 7, 2014.

The 2411 Carter Avenue Trust

By Andy Maloney, Trustee

BILL GARRETT, Davidson County
Trans:T20140010268 DEEDWARR
Recvd: 02/12/14 14:48 2 pgs
Fees:13.00 Taxes:684.50
20140212-0012580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 7, 2014

My commission expires 7/6/15

Notary Public

