BILL GARRETT, Davidson County
Trans:T20140011106 DEEDWARR
Recvd: 02/18/14 09:50 2 pgs
Fees:13.00 Taxes:370.00

20140218-0013554

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-TCH-14-MOORE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelton Investments, LLC	Kelton Investments, LLC	
2550 Meridian, Suite 350	2550 Meridian, Suite 350	
Franklin, TN 37067	Franklin, TN 37067	105-7-312.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THE CUMBERLAND HOLDINGS COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELTON INVESTMENTS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST HALF OF LOT NO. 36 IN MOORE'S ADDITION TO NASHVILLE, A PLAN WHICH IS OF RECORD IN PLAT BOOK 137, PAGE 90, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID WEST HALF OF LOT NO. 36 FRONTS 50 FEET ON THE SOUTH SIDE OF MOORE AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 148 1/2 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE CUMBERLAND HOLDINGS COMPANY, LLC BY WARRANTY DEED FROM ANNIE JO EARL, UNMARRIED, RECORDED ON THE 21ST DAY OF JUNE, 2013 IN INSTRUMENT NO. 20130621-0063916, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 137, PAGE(S) 90, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 621 Moore Avenue, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of February, 2014.

The Cumberland Holdings Company, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of February, 2014, before me personally appeared Bryan Krabousanos to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the member of The Cumberland Holdings Company, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of February, 2014.

_____
Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903