BILL GARRETT, Davidson County
Trans:T20140015855 DEEDWARR
Recvd: 03/07/14 14:59 2 pgs
Fees:13.00 Taxes:629.00
20140307-0019532

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sameh H. Sidhom,** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey **his ½ interest** to **Cumberland Advisory Group, LLC**(hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at an iron rod in the west right of way of Ensley Drive at a point where Ensley Drive meets 4th Avenue South or Nolensville Road, said point being the southeast corner of the herein described lot; thence with a curve to the right, having a Radius of 25 feet, a Delta of 151 deg. 05 min. 09 sec., an Arc length of 65.924 feet, and a Chord of South 71 deg. 47 min. 57 sec. West, 48.42 feet to an iron rod in the east right of way of 4th Avenue South; thence, with the east right of way of 4th Avenue South, North 32 deg. 39 min. 29 sec. West, 417.70 feet to an iron rod; thence leaving said right of way, North 56 deg. 14 min. 02 sec. East, 284.62 feet to an iron rod in the west right of way of Ensley Avenue; thence, leaving said right of way North 33 deg. 28 min. 19 sec. West, 79.50 feet to an iron rod; thence, North 51 deg. 12 min. 17 sec. East, 40.19 feet to an iron rod in the west right of way of Ensley Avenue; thence with the west right of way of Ensley Avenue South 07 deg. 47 min. 32 sec. East, 92.35 feet to an iron rod; thence, with a curve to the right, having a Radius of 3,054.30 feet, a Delta of 02 deg. 16 min. 34 sec., an Arc length of 121.34 feet and a Chord of South 04 deg. 52 min. 55 sec. East, 121.333 feet to an iron rod; thence South 03 deg. 44 min. 38 sec. East, 374.64 feet to the point of beginning.

BEING the same property conveyed to Sameh H. Sidhom and Lawrence H. Hart by Warranty deed from Paul G. Freeman, III, Lucy Ann Freeman and Susan Ensley Freeman, dated 4/16/07 and recorded 4/17/07 in Instrument Number 20070417-0045668, Register's Office for Davidson County, Tennessee. The said Lawrence H. Hart having conveyed his one-half (1/2) interest, subject to a life estate in Lawrence H. Hart, to Lindsey Hart Manolache by Quitclaim Deed dated 6/28/13 and recorded 6/28/13 in Instrument Number 20130628-0066751, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 7th day of March, 2014

Sameh H. Sidhom

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Sameh H. Sidhom** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2014

Rachel D Southerland
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 7th day of March, 2014.

Rachel D Southerland
Notary Public

My Commission Expires: 5/3/16

Map and Parcel: 105-08-0-238.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Cumberland Advisory Group, LLC
471 Humphreys Street
Nashville, TN 37203