BILL GARRETT, Davidson County
Trans: T20140029075 DEEDWARR
Recvd: 04/29/14 10:49 2 pgs
Fees: 13.00 Taxes: 925.00

20140429-0035830

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140200012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of APRIL, 2014

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 4, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CUMBERLAND ADVISORY GROUP, LLC	SAME	105-07-0-419.00
471 HUMPHREYS STREET		105-07-0-359.00
NASHVILLE, TN 37203		105-07-0-360.00
		105-07-0-361.00

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, WE,

WILLIAM M. BROOKS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CUMBERLAND ADVISORY GROUP, LLC

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:

411 4th Avenue South, Nashville, TN 37210
LAND in Davidson County, Tennessee, being Lot No. 2 on the Plat of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 56 feet on the westerly margin of 4th Avenue South, and runs back 158.89 feet on the southerly side lot line and 124.04 feet on the northerly side lot line to a line on the rear on which it measures 57 feet thereon.

BEING the same property conveyed to William M. Brooks, Jr. by Warranty Deed from Helen B. Shacklett, unmarried, dated 5/15/02 and recorded 5/20/02 in Instrument Number 20020520-0061350, Register's Office for Davidson County, Tennessee.

108, 110 and 112 Rains Avenue, Nashville, TN 37203
LAND in Davidson County, Tennessee, being Lot Nos. 10, 11, 12 and 13 in B. F. Brown's Plan of Rains Spring Property, said Plan being of record in Book No. 57, Page 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Virginia M. Brooks by Quitclaim Deed from Virginia Mai Coursey, unmarried, surviving tenant by the entirety, dated 2/17/78 and recorded 2/22/78 in Book 5255, Page 73; and the same property previously conveyed to James E. Coursey and wife, Virginia Mai Coursey by Warranty Deed recorded 8/7/70 in Book 4436, Page 936 (as to Lot 10), Warranty Deed recorded 2/16/71 in Book 4479, Page 921 (as to Lot 11) and Warranty Deed recorded 7/17/72 in Book 4619, Page 461 (as to Lots 12 and 13), Register's Office for Davidson County, Tennessee. The said James E. Coursey reportedly died, leaving property vested solely in Virginia Mai Coursey. The said Virginia M. Brooks (aka Virginia B. Perry) died testate in Davidson County on 1/7/07, devising her real property to her son, William M. Brooks, Jr. per her Last Will and Testament filed 5/29/07 as Docket No. 07P855 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is unimproved (X) property known as **1411 4TH AVE, NASHVILLE, TN 37210 AND 108,110,112 RAINS AVE., NASHVILLE, TN 37203**

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 our hands this 28th day of APRIL, 2014.

x _____

WILLIAM M. BROOKS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM M. BROOKS, JR. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of APRIL, 2014.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018