WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00
BILL GARRETT, Davidson County Trans:T20140035040 DEEDWARR Recvd: 05/20/14 11:04 2 pgs Fees:13.00 Taxes:240.50 20140520-0043257	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2014 Notary Public MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cumberland Property Investments, LLC	New Owner	042 10 0 049.00
(NAME) 101 Head Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **Johnnie Sue Smith, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cumberland Property Investments, LLC, a Tennessee limited liability company**, 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 described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of a tract marked for future development on the plan of Heads Addition of record in Book 1835, Page 100, Registrar's Office for said County and as described in Deed from Benny Cullum Head and wife Prudie May Head, of record in Book 2708, Page 493, and in said Registrar's Office in Book 2684, Page 59, a Deed of Trust of record in said Registrar's Office less the .06 acres acquired under condemnation proceedings in the 3rd Circuit Court of Davidson County, #757110 on July 15, 1964, said property known as 101 Head Drive.

Also less property described in Right of Way Deed, Project #19100-2302-4, Davidson County, Tract 62 as follows: Beginning at a point in the south margin of Old Hickory Boulevard, said point being eastwardly 40 feet more or less from the east margin of Head Street, thence along the said south margin eastwardly 26 feet more or less to a point, thence southwardly 20 feet to a point, thence southeastwardly 15 feet to a point, thence south 0 degrees 25 minutes 10 seconds, west 26 feet to a point, thence northwestwardly 38 feet to a point, thence northwardly 38 feet to the point of beginning, and containing 1,400 square feet.

BEING the same property conveyed to Theodore L. & (wife) Johnnie Sue Smith by Warranty Deed from Bobby L. & Patricia McGee Andrews dated September 3, 1975, of record in Book 4960, page 508, Register's Office for Davidson County, Tennessee. Theodore L. Smith having since died on October 21, 2007.

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 ☒ property, known as 101 Head Drive, Madison, TN 37115

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 16th day of May, 2014

Johnnie Sue Smith

Johnnie Sue Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Johnnie Sue Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of May, 2014

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Laurie M. Harris

Notary Public

My commission expires: 3-25-18

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122