WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036204 DEEDWARR
Recvd: 05/23/14 09:42 2 pgs
Fees:13.00 Taxes:440.30
20140523-0044552

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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
Ronnie Anders	Freedom Mortgage Corporation	059-05-0-190.00
(NAME)	(NAME)	
4179 Farm View Dr	2180 W State Road 434 Ste 2180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Longwood, FL, 32779	
(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, **Cumberland Property Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronnie Anders, an unmarried man**, 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:

Being Lot No. 146 on the plan of Buena Vista Estates, Section 5, of record in Book 4460, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Cumberland Property Investments, LLC, a Tennessee limited liability company by Special Warranty Deed from Alliance Realty Capital, LLC dated August 13, 2013, of record in Instrument No. 20130819-0086822, Register's Office for Davidson County, Tennessee.

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 4179 Farm View Dr, Nashville, TN 37218

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 **5th** day of **May, 2014**

Cumberland Property Investments, LLC,
A Tennessee limited liability company

By: Christopher Koch
It's: Member

State of **Tennessee**

County of Williamson

Before me, Laurie Mathis Harris (name of notary public) of the State and County mentioned, personally appeared Christopher Koch with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Member of the within named bargainor, a Tennessee limited liability company, and that such Member, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and Seal at office in this **25th day of April, 2014.**

Notary Public

My Commission Expires: 3-25-18

LAURIE M. MATHIS HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066