WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2014

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cumberland Advisory Group, LLC	NEW OWNER	Parcel ID:
471 Humphreys Street		10507019100
Nashville, TN 37203		

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

Leticia Castorela Soto, f/k/a Leticia Y. Castorela and Leticia Garcia and husband, Cipriano Soto

hereinafter called the GRANTORS, has 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:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lots Nos. 1,2,3, and 4 and the southerly 50 feet of the easterly 5 1/2 feet of Lot No. 5 of Block No. 4 on the Plat of the Subdivision of Blocks Nos. 4, 12 and part of 11 of the Hamilton Land as of record in Plat Book 2, Page 150, Chancery Court at Nashville.

Said parts of Lots Nos. 1 to 5, inclusive, front 50 feet on the westerly side of Pillow Street and extend back between parallel lines, with northerly margin of an alley, 200 feet to a dead line.

BEING the same property conveyed to Leticia Y. Castorela by deed from Jorge Alberto Garcia and Krystal Garcia, of record in Instrument 20041001-0118453, dated June 29, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2, Page 150, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1405 Pillow Street, 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 27th day of May, 2014.

Leticia Castorela Soto

Cipriano Soto

Cipriano Soto

BILL GARRETT, Davidson County
Trans:T20140036998 DEEDWARR
Recvd: 05/28/14 09:39 2 pgs
Fees:13.00 Taxes:388.50

20140528-0045635

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 Leticia Castorela Soto and Cipriano Soto, 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 27th day of May, 2014.

My Commission Expires: 9-9-14 _____
Notary Public

