BILL GARRETT, Davidson County
Trans:T20140040691 DEEDWARR
Recvd: 06/10/14 09:52 2 pgs
Fees:13.00 Taxes:132.83
20140610-0050255

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
Randall Craft	New Owner	081 07 0 099.00
(NAME)	(NAME)	
2009 12th Ave North	7329 Coronado Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37221	
(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 **Randall Craft, married**, 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 Lot No. "A", on the Plan of Re-Subdivision of Lots 5 & 6, Ira Crandalls Subdivision of Lots 4 and 15, Buena Vista of record in Book 4460, page 102, Register's Office of said County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clifton A. Floyd, an unmarried person by deed dated 12/06/1996 from the Estate of William Alexander Stuart (Nick Stuart Jr., Administrator) and filed of record in Book 10285, page 75, said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cumberland Property Investments, LLC by deed dated April 30, 2014 from Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee and filed of record in Instrument No. 20140514-0041281, 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 2009 12th Ave North, Nashville, TN 37208

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 **3rd** day of **June, 2014**

Cumberland Property Investments, LLC
A Tennessee limited liability company

By: Thomas Smith
Its: Authorized Signer

State of **Tennessee**

County of **Davidson**

Before me, Carla Johnson the undersigned, Notary Public of the State and County aforesaid, personally appeared Thomas Smith with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged Thomas Smith to be the **Authorized Signor** of **Cumberland Property Investments, LLC**, the within named bargainer, a Tennessee limited liability company, and that **Thomas Smith** as such **Authorized Signer,** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by **Thomas Smith** as such **Authorized Signer** of **Cumberland Property Investments, LLC**.

Witness my hand and Notarial Seal at office this .

Notary Public

My Commission Expires: 12/17/14

ANGIE VALENTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY