BILL GARRETT, Davidson County
Trans:T20140045593 DEEDWARR
Recvd: 06/26/14 14:20 2 pgs
Fees:13.00 Taxes:388.87
20140626-0056135

WARRANTY DEED

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **June, 2014**

Notary Public

MY COMMISSION EXPIRES: 11.23.2015

(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
Kelli Landry Bardner	New Owner	108-16-0-304.00
(NAME) 15664 Malveen Hill	(NAME)	
(ADDRESS) Baton Rouge, LA 70817	(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, **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 **Kelli Landry Bardner**, 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 57-B, ZONE LOT DIVISION PERCY PRIEST WOODS LOTS 57 AND 62 REVISED, SECTION III, as shown on plat of record in Plat Book 6250, page 509, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Richard D. Hlavati, II by deed from Aubrey Hiam dated January 4, 2008 of record in Instrument No. 20080107-0001527, Register's Office of Davidson County, Tennessee. ALSO being the same property conveyed to Mark L. Trogdon, Trustee by deed from Richard D. Hlavati, II dated March 13, 2013 of record in Instrument No. 20130314-0025640, Register's Office of Davidson County, Tennessee.

FURTHER being the same property conveyed to Cumberland Property Investments, LLC by Warranty Deed from Civic Bank & Trust dated July 29, 2013, of record in Instrument No. 20130806-0082450, 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 1108 Oakway Court, Nashville, TN 37214

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 **18th** day of **June, 2014**

By: Thomas Smith
It's: Authorized Signer

State of **Tennessee**

County of **Rutherford**

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

Witness my hand and Seal at office in this **18th day of June, 2014.**

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11-23-2015

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