WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128-20977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of July, 2014

Notary Public

MY COMMISSION EXPIRES: 8/27/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph Ledoux, an unmarried man	New Owner	08304006700
(NAME)	(NAME)	
2411 Carter Avenue		
(ADDRESS)	(ADDRESS)	
Nashville 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($299,900.00), 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 **Joseph Ledoux, 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:

Being Lot No. 60 on the plan of Rosebank Park Subdivision, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 60 fronts 95 feet on the northerly side of Carter Street, and extends back 214 feet on the easterly line and 200.6 feet on the westerly line to a dead line, measuring 95.9 feet thereon.

Being the same property conveyed to Dorothy Jean Lyle, unmarried by Warranty Deed dated 06/19/2000 from Cindy T. Wade and filed of record in Instrument No. 20000620-0061195, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andy Maloney, as Trustee of the 2411 Carter Avenue Trust by Warranty Deed dated 01/21/2014 from Dorothy Jean Lyle, unmarried and filed of record in Instrument No. 20140129-0007862, Register's Office fo Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140053213 DEEDWARR
Recvd: 07/23/14 11:48 2 pgs
Fees:13.00 Taxes:1109.63
20140723-0065417

Further being the same property conveyed to Cumberland Property Investments, LLC by deed dated February 7, 2014 from Andy Maloney, as Trustee of the 2411 Carter Avenue Trust and filed of record in Instrument No. 20140212-0012580, 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 2411 Carter Avenue, Nashville, TN 37206

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 July, 2014.

Cumberland Property Investments, LLC

BY: _____
Thomas Smith
Authorized Signer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signer, and is authorized to execute the instrument on behalf of Cumberland Property Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Signer, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Signer.

Witness my hand and official seal, this the 18th of July, 2014.

_____
Notary Public

My Commission Expires: 11.23.2015

(SEAL)

