BILL GARRETT, Davidson County
Trans:T20140053623 DEEDWARR
Recvd: 07/24/14 13:06 2 pgs
Fees:13.00 Taxes:425.50
20140724-0065884

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $115,000.00.

Paige Stuerman
Affiant

Subscribed and sworn before me this the 10th day of July, 2014.

Notary Public
My commission expires: 2-17-17

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cumberland Design &	F & M Bank	82-8-29 & 82-8-30
606 & 608 Neill Ave	2081 Wilma Rudolph Blvd	
Nashville, TN 37206	Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SWGP DEVELOPMENT GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CUMBERLAND DESIGN & DEVELOPMENT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 85 and 86, on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract, of record in Book 421, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lots adjoin and front 70 feet (35 feet each) on the westerly side of Neill, formerly Fite Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to SWGP Development Group, LLC by Deed from Kimberly Yvvette Jenkins and Patrick D. Minnifee of record in Instrument No. 20140717-0063335, said Register's Office.

Also being the same property conveyed to Kimberly Yvette Jenkins and Patrick D. Minnifee, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Robert O'Malley and wife, Betty O'Malley, dated March 25, 2005, of record in Instrument No. 20050412-0040683, Register's Office for Davidson County, Tennessee.

Map/Par 82-8-29 was lost to Tamara Kimbrough in a Tax Sale of record in Instrument No. 20130903-0092471, said Register's Office. The property was divested out of Tamara Kimbrough and vested into Kimberly Yvette Jenkins and Pat Minnifee by Decree for Redemption of record in Instrument No. 20140108-0002066, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 606 & 608 Neill Ave, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 10th day of July, 2014.

Jennifer Gardner, Treasurer
SWGP Development Group, LLC

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Amanda Pantermehl, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Treasurer of the within named bargainor, a LLC, and that She, as such Treasurer, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Amanda Pantermehl as such Treasurer.

Witness my hand and official seal this 10th day of July, 2014.

My Commission Expires:
1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY