WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062145 DEEDWARR
Recvd: 08/21/14 16:13 2 pgs
Fees:13.00 Taxes:499.13

20140821-0076502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

GREG FAIRBENKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(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).
Anilu Ortuno, an unmarried woman	Cornerstone Home Lending, Inc	164160A02700co
(NAME)	(NAME)	
405 Terrapin Trail	1177 West Loop South #200	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Houston, TX 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Four Thousand Nine Hundred And No/100 Dollars ($134,900.00), 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 **Anilu Ortuno, an unmarried woman**, 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 the 2nd Civil District of Davidson County, Tennessee, described as follows: Being Lot No. 191 on the plan of Meadow Woods, Section Two, of record in Instrument No. 20000309-0024168, Register's Office for Davidson County, Tennessee, to which reference id hereby made for a more particular description thereof.

Being the same property conveyed to Sandra E. Gilbert by Deed dated October 5, 2001 from Jerry Butler Builders, LLC, a Tennessee limited liability company and filed of record in Instrument No. 20011010-0110367 and Instrument No. 20131118-0118725, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arnold M. Weiss, Substitute Trustee by Deed dated March 31, 2014 from Sandra E. Gilbert and filed of record in Instrument No. 20140402-0027075, said Register's Office.

Further being the same property conveyed to Cumberland Property Investments by Warranty Deed dated May 1, 2014 from Arnold M. Weiss, Substitute Trustee and filed of record in Instrument No. 20140514-0041283, said Register's Office for Davidson County, Tennessee.

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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 405 Terrapin Trail, Antioch, TN 37013

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 13th day of August, 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 13th of August, 2014.

_____
Notary Public

My Commission Expires: 11.23.2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-140495