BILL GARRETT, Davidson County
Trans:T20140062289 DEEDWARR
Recvd: 08/22/14 10:12 2 pgs
Fees:13.00 Taxes:111.00
20140822-0076650

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jackie Cox** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Cumberland Advisory Group** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being the southerly 14 feet of Lot No. 21 and the northerly 16 feet of Lot No. 22 in Isaac Paul's Elysian Grove Plan of Lots in Nashville, Tennessee, fronting together 30 feet on the westerly side of Market Street and running back westerly between parallel lines 136 feet, more or less, to an alley.

BEING the same property conveyed to Richard Chrismon, Jr. and wife, Ruth Chrismon, by Warranty Deed from Ruth Benjamin, dated 5/22/87 and recorded 5/26/87 in Book 7247, Page 517, Register's Office for Davidson County, Tennessee. The said Ruth Chrismon having predeceased Richard Chrismon, Jr. Richard Chrismon, Jr. having died on 10/22/03, with his estate being probated in the Probate Division of Davidson County, Tennessee, under Case No. 03P-1833. Jackie Cox was named the Executrix of the Estate and she was devised the subject property pursuant to his will.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 22nd day of August, 2014.

Mrs. Jackie Cox

Jackie Cox as Divisee and Executrix of the Estate of Richard Chrismon, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jackie Cox** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2014.

Notary Public: Michael C. McDonald

My Commission expires July 2, 2018

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of August, 2014.

Notary Public



My Commission Expires: July 2, 2018

Map and Parcel: 093-15-0-291.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Cumberland Advisory Group
471 Humphreys Street
Nashville, TN 37203