BILL GARRETT, Davidson County
Trans:T20140068730 DEEDWARR
Recvd: 09/15/14 13:46 2 pgs
Fees:13.00 Taxes:601.25
20140915-0084300

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP & PARCEL 105070053.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
The Cumberland Holdings Company, LLC
667 Wedgewood Ave, Ste C
Nashville, TN 37203

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **HORACE SULLIVAN, INC., A TENNESSEE CORPORATION**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **THE CUMBERLAND HOLDINGS COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being the property conveyed to H & R Company by deed of record in Book 6166, Page 543, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the southerly right-of-way line of Humphreys Street, said point being the northeasterly corner of property conveyed to Horace Sullivan, Inc. by deed of record in Book 6029, Page 315, R.O.D.C., and being the northwesterly corner of this tract; Thence, with the southerly right-of-way line of Humphreys Street S 80 deg 30 min 00 sec E, 50.00 feet to a PK nail (new); Thence, leaving said right-of-way line with the westerly right-of-way line of Martin Street S 9 deg 00 min 00 sec W, 150.00 feet to an existing iron pin; Thence, leaving said right-of-way line with the northerly margin of Metro Alleyway #187 N 80 deg 30 min 00 sec W, 50.00 feet to an iron rod (new); Thence, leaving said Alleyway with the easterly line of the aforementioned Horace Sullivan, Inc. property N 9 deg 00 min 00 sec E, 150.00 feet to a PK nail (new) and the point of beginning, Containing 7,500 square feet or 0.17 acre, more or less, according to survey prepared by Benny M. Cantrell, Tennessee RLS 1638.

BEING the same property conveyed to H & R Company (now known as Horace Sullivan, Inc.), by Warranty Deed from Katherine Hendricks, a widow, dated October 25, 1983, appearing of record in Book 6166, page 543, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

To any and all matters shown on the Plat of record in Deed Book 36, page 117, of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 461 Humphreys St., Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successorss and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

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The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 12th day of September, 2014.

Horace Sullivan, Inc.

BY: _____

H. WAYNE SULLIVAN, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **H. WAYNE SULLIVAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **President** of **HORACE SULLIVAN, INC., a Tennessee Corporation,** and that he as such **President**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as **President**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 12th day of September, 2014.

_____
NOTARY PUBLIC
My Commission Expires: _____

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires:
05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 12th day of September, 2014.

_____
NOTARY PUBLIC

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: _____

My Commission Expires:
05-23-2016

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