WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of October 2014 Notary Public MY COMMISSION EXPIRES: 4/4/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samantha Smith and Daniel Saldana, wife and husband	New owner	083 04 0 082.00
(NAME) 2418 Pafford Drive	(NAME)	
(ADDRESS) Nashville 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($324,900.00), 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 **Samantha Smith and Daniel Saldana, wife and husband**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 73 on the Plan of Rosebank Park, as of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same premises conveyed to Nathaniel Peete, Jr. and wife, Rayshaun Peete by Warranty Deed from Household Financial Center dated November 15, 2004 and recorded December 2, 2004 as Instrument No. 20041202-0143968 in said Register's Office for Davidson County, Tennessee.
Further being the same premises conveyed to Cumberland Property Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Nathaniel Peete, Jr. and wife, Rayshaun Peete dated May 22, 2014 and recorded May 30, 2014 as Instrument No. 20140530-0046577 in said Register's Office for Davidson County, Tennessee.

File Number: MFR-141331

BILL GARRETT, Davidson County
Trans:T20140076776 DEEDWARR
Recvd: 10/10/14 10:50 2 pgs
Fees:13.00 Taxes:1202.13
20141010-0094128

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 2418 Pafford Drive, 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 7th day of October, 2014.

Cumberland Property Investments, LLC

BY: _____
Chris Koch
Member

STATE OF Tennessee

County OF Rutherford

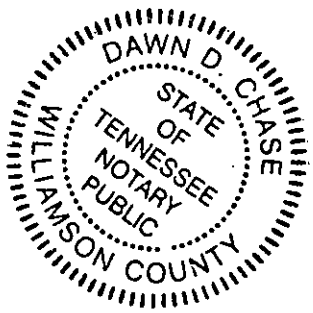
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Koch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member and is authorized to execute the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

Witness my hand and official seal, this the 29th of September, 2014.

_____
Notary Public

My Commission Expires: ~~March 26, 2017~~ DPC 3/6/18

(SEAL)



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