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

BILL GARRETT, Davidson County
Trans:T20140092781 DEEDWARR
Recvd: 12/11/14 12:57 2 pgs
Fees:13.00 Taxes:1294.63
20141211-0113526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $349,900.00.

Affiant

Subscribed and sworn before me this the 3rd day of December, 2014.

Notary Public
My commission expires: 10/10/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kristin Flow 1002 A Cahal Ave Nashville, TN 37206	Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	072130A00100 CO

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, CUMBERLAND DESIGN AND DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTIN FLOW, 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:

A.

Land in Davidson County, Tennessee, being Unit "A" Cahal Avenue Homes (Condominiums), Davidson County, Tennessee, and described in a Declaration of Establishment of Cahal Avenue Homes (Condominiums) of record in Instrument No. 20131008-0105451, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20131008-0105451, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cumberland Design and Development, LLC by deed from Ernesto Martin Gomez and wife, Martha Gonzales Lonzano, as tenants by the entirety of record in Instrument No. 20130705-0069984 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on July 05, 2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1002 A Cahal 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 3rd day of December, 2014.

Cumberland Design and Development, LLC

By: Sabin Ewing, member

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 3rd day of December, 2014

My Commission Expires:

4/15/17

Notary Public

MARK BELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY