WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day Jan of 2015

Notary Public

MY COMMISSION EXPIRES: 3814
(AFFIX SEAL)

JONATHAN TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

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).
Turnkey [redacted] LLC, a Tennessee limited liability company	Turnkey [redacted] LLC	072 07 0 089.00
(NAME)	(NAME)	
0 Love Joy Court	& Same	
(ADDRESS)	(ADDRESS)	
Nashville 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), 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 **Turnkey [redacted] LLC, a Tennessee limited liability company**, 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:

Lying and being in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 93 on the Map of Kenmore Place of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee.

Less and except:

Being the Southerly 200 feet of Lot No. 93 on the Map of Kenmore Place, as of record in Book 332, Page 32 and 33, Register's Office for said County.

Being the same property conveyed to L.H. Hardaway by Quitclaim Deed from Audrey Jean Greene dated May 4, 1953 and recorded May 11, 1953 in Book 2145, Page 129, in said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jean G. Barksdale, Trustee of Jean G. Barksdale Revocable Trust under agreement dated March 31, 1995 by Quitclaim Deed from Audrey Jean Greene (being one and the same person as Jean G. Barksdale) dated September 30, 1996 and recorded October 7, 1996 in Book 10218, Page 32, in said Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Cumberland Property Investment, LLC, a Tennessee limited liability company by Warranty Deed from Jean G. Barksdale, Trustee of the Jean G. Barksdale Revocable Trust under agreement dated March 31, 1995, dated October 07, 2013 and recorded October 08, 2013 as Instrument No. 20131008-0105750, in said Register's Office of Davidson County, Tennessee.

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 0 Love Joy Court, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20150010628 DEEDWARR
Recvd: 02/11/15 09:56 2 pgs
Fees:13.00 Taxes:610.50
20150211-0012611

File Number: MFR-150187

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 30th day of January, 2015.

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 30th of January, 2015.

Jessica Hendrixson
Notary Public

My Commission Expires: ~~November 23, 2015~~ 12/16/17

(SEAL)

JESSICA HENDRIXSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-150187