WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeb A. Holmes, an unmarried man, and Patrick E. Holmes, a married man	Peoples Home Equity (NAME)	072130A00200CO
1002 Cahal Ave. B (ADDRESS)	5205 Maryland Way, Ste. 100 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cumberland Design and Development, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeb A. Holmes, an unmarried man, and Patrick E. Holmes, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT "B" CAHAL AVENUE HOMES, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF ESTABLISHMENT OF CAHAL AVENUE HOMES OF RECORD IN INSTRUMENT NO. 20131008-0105451, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

BEING A PORTION OF 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.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1002 Cahal Ave. B, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hand(s) this 11th day of February, 2015.

BILL GARRETT, Davidson County
Trans:T20150012566 DEEDWARR
Recvd: 02/20/15 11:57 2 pgs
Fees:13.00 Taxes:1276.50
20150220-0014791

WARRANTY DEED
(Continued)

Cumberland Design and Development, LLC

By: Sabin K. Ewing
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sabin K. Ewing, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Chief Manager (or other officer authorized to execute the instrument) of Cumberland Design and Development, LLC, the within named bargainor, a limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager of said LLC.

Witness my hand and official seal, at office, on this the 11th day of February, 2015.

Notary Public
My commission expires: 4/20/15

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072