WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024455 DEEDWARR
Recvd: 04/02/15 13:46 2 pgs
Fees:13.00 Taxes:2719.50
20150402-0028904

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of March, 2015.

Ashlee D. Page
Notary Public

MY COMMISSION EXPIRES: 9-10-18
(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).
Becki C. Pickett, a married woman	New Owner	116 08 0S 504.00
(NAME)	(NAME)	
504 Windsor Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Thirty-Five Thousand And No/100 Dollars ($735,000.00), 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 **Becki C. Pickett, a married woman**, 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:

Lot 1, Unit 504 on the plat entitled Revision of the Resubdivision of Lots 113 and 114 Kenner Manor of record in Instrument No. 20060215-0018297, Register's Office for Davidson County, Tennessee, more specifically described as Unit 504 on Exhibit D to the Declaration of Covenants, Conditions and Restrictions for Windsor Park, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061204-0149590, Register's Office for Davidson County, Tennessee, to which Plan and Declaration reference is hereby made for a more complete legal description.

Being the same property conveyed to Windsor Park Investments, LLC, a Tennessee limited liability Company by Warranty Deed from Windsor Park, LLC, a Tennessee limited liability company dated May 21, 2007 and recorded May 25, 2007 as Instrument No. 20070525-0062500, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cumberland Property Investments, LLC by Warranty Deed from Windsor Park Investments LLC dated August 13, 2013 and recorded August 21, 2014 as Instrument No. 20140821-0076355, in said Register's Office for 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 504 Windsor Park Lane, Nashville, TN 37205

File Number: MFR-150915

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 27th day of March, 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 Sumberland 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 27th of March, 2015.

Jessica Hendrixson
Notary Public

My Commission Expires: 12/16/17

(SEAL)

JESSICA HENDRIXSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-150915