BILL GARRETT, Davidson County
Trans:T20150053225 DEEDWARR
Recvd: 07/01/15 15:13 2 pgs
Fees:13.00 Taxes:702.63
20150701-0063877

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cumberland Properties, LLC** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Angela Muterspaugh, unmarried woman** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 67 and 68 on the Plan of C. F. Sharpe & W. L. Horns, 2nd Subdivision of Lindsley Property N.E. Nashville, of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots 67 and 68 are located on the Northwest corner of Joseph Avenue and Cleveland Street and fronts fifty (50) feet more or less on the Northerly side of Cleveland Street and runs back between parallel lines 95 feet more or less to a dead line.

Being a portion of the same property conveyed to Cumberland Properties, LLC, a Tennessee limited liability company by Warranty Deed from Said A. Mohammed, of record in Instrument No. 20060801-0093404, Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 01, 2006 and as corrected by Affidavit of Scrivener's Error recorded on September 29, 2006 in Instrument No. 20060929-0120452, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by the Grantee.
2. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right of way for public utilities.
3. Subject to all matters as shown on subdivision plan of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4502, page 732, Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 30th day of June, 2015.

Cumberland Properties, LLC

BY: _____

M. Travis Dukes, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, M. Travis Dukes, who acknowledged him/her self to be the Managing Member of Cumberland Properties, LLC, and who executed the foregoing instrument for the purpose therein contained by signing the name of Cumberland Properties, LLC by himself/herself as Managing Member.

Witness my hand and official seal this 30th day of June, 2015.

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$189,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of June, 2015.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Map and Parcel: 082-03-0-014.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Angela Muterspaugh
111 Cleveland Street
Nashville, TN 37207