# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,447.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

P-VRES-15-521

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Blair Homes, LLC** | NEW OWNER | |
| (NAME) | (NAME) | |
| **5607 Kendall Drive** | **5607 Kendall Drive** | **071-08-0-202.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Nashville, TN 37209** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CUMBERLAND PROPERTY INVESTMENTS, LLC, TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BLAIR HOMES, LLC, TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), 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 Lot No. 73 on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shields Rental, L.P. by Cash deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 11293, page 818, Register's Office for Davidson County, Tennessee, dated January 08, 1999 and recorded on January 12, 1999.

Being the same property conveyed to Cumberland Property Investments, LLC by Warranty deed from Shields Rental, L.P. of record in Instrument No. 20150505-0040694 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 05, 2015.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1378, Page 98, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **521 Wesley Avenue , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150064738 DEEDWARR
Recvd: 08/05/15 09:59 2 pgs
Fees:13.00 Taxes:323.55
20150805-0077734

Witness my/our hand(s) this the 24th DAY OF JULY, 2015.

Cumberland Property Investments, LLC

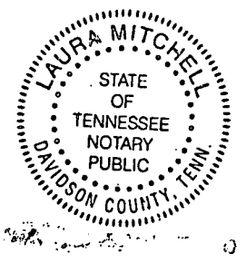
BY: _____
Christopher Koch
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER KOCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of CUMBERLAND PROPERTY INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of July, 2015.

_____
Notary Public
My Commission Expires: 3/6/18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212