BILL GARRETT, Davidson County
Trans:T20150079016 DEEDWARR
Recvd: 09/17/15 10:11 2 pgs
Fees:13.00 Taxes:735.75
20150917-0094321

Return to: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$198,850.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2015.

Notary Public

My commission expires: 3.23.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Cumberland Holdings Company, LLC	**NEW OWNER**	**105-070-353.00**
667 Wedgewood Avenue, Ste. C		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J & A HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THE CUMBERLAND HOLDINGS COMPANY, 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:

Being the Westerly One-Half (1/2) of Lot No. 57 on the Plan of Moore Heirs Property, of record in Book 137, page 91, Register's Office of Davidson County, Tennessee. Said property fronts 50 feet on the Southerly margin of Moore Avenue and extends back between parallel lines 148 feet, more or less, to an alley.

Being the same property conveyed to JAMES HALEY AND ALISON HALEY, by deed from BRANDY DANIELLE MORTON, of record in Instrument No. 20080905-0091071, dated August 1, 2008, said Register's Office.
Being further conveyed to J & A HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from JAMES HALEY AND ALISON HALEY, of record in Instrument No. 20080905-0091074, dated September 3, 2008, said Register's Office. Being further conveyed to JAMES G. HALEY AND ALISON HALEY, HUSBAND AND WIFE, of record in Instrument No. 20130617-0061286, dated May 13, 2013, said Register's Office. Being further conveyed to J & A HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from JAMES G. HALEY AND ALISON HALEY, HUSBAND AND WIFE, of record in Instrument No. 20131112-0116505, dated November 5, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **503 Moore Avenue, Nashville, TN 37203**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed

of said land in fee simple, have a good right to convey it and the same in 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 15th day of September, 2015.

J & A Holdings, LLC
By: James Haley
Its: President

ASHLEY D. BICE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF Tennessee
COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared James Haley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of J & A Holdings, LLC, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Presid3ent of J&A Holdings, LLC.

Witness my hand, at office, this **15th** day of **September, 2015.**

Notary Public

My Commission Expires: May 26, 2019