BILL GARRETT, Davidson County
Trans:T20150097638 DEEDWARR
Recvd: 11/17/15 11:20 2 pgs
Fees:13.00 Taxes:484.70
20151117-0116495

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2196

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cumberland Property Investments, LLC PO Box 41845 Nashville, TN 37024	New Owner	149-02-0-075.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever ~~is greater~~, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

DEBORAH L. BUSSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Tom Tinnel and Cindy Tinnel, husband and wife** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cumberland Property Investments, LLC, a Tennessee Corporation,** 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Oakwood Subdivision, Phase Two, Section One, as of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas R. Tinnel and wife, Cindy Tinnel by Warranty Deed from John W. Jonson and wife, Christy G. Johnson, dated July 13, 2001, recorded July 17, 2001, of record in Instrument No. 20010717-0075688, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2557 Oak Forest, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **November, 2015.**

GRANTOR(S)

Thomas R. Tinnel

Cindy Tinnel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tom Tinnell and Cindy Tinnell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **November, 2015.**

Notary Public
My Commission Expires:



