WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-14-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cumberland Property Investments, LLC	Cumberland Property Investments, LLC	149 09 0 167.00
(NAME)	(NAME)	
1013 Gilmore Ave	1013 Gilmore Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rhandi Liner and Melanie Maria-Liner, married to each other,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cumberland Property Investments, LLC,** 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. 64 on the Plan of Section 3, Barclay Square, as shown by plat of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Rhandi Liner and Melanie Maria, joint tenants, by Warranty Deed from Lois Miller and husband, Gerald Miller, dated February 27, 2004 and recorded March 5, 2004 in Instrument Number 20040305-0025725, Register's Office for Davidson County, Tennessee. The said Melanie Maria has since married Rhandi Liner and is now known as Melanie Maria-Liner.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 4675, page 154, said Register's Office.

Subject to Restrictive Covenants of record in Book 4872, Page 490, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 516 Barclay Square Ct., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150104724 DEEDWARR
Recvd: 12/11/15 09:44 2 pgs
Fees:13.00 Taxes:369.63
20151211-0124724

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. 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 hands this 7th day of December, 2015.

Rhandi Liner

Melanie Maria-Liner

State of Tennessee
County of KNOX

Personally appeared before me Rhandi Liner and Melanie Maria-Liner, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of December, 2015.

Melinda M. Nichols
Notary Public
My Commission Expires: 08/14/2016

MELINDA M. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

File No.: 20151220