This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $349,900.00.

Affiant

Subscribed and sworn before me this the 18th day of December, 2015.

Notary Public
My commission expires:

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Walker Ferebee	Pinnacle Bank	082-08-0-029.00
606 Neill Avenue	150 3rd Ave. S., Suite 900	
Nashville, TN 37206-3924	Nashville, TN 37210	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CUMBERLAND DESIGN & DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WALKER BRYAN FEREBEE, A SINGLE MAN AND TATTIE GRACE ESTES, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract of record in Plat Book 421, Page 52, 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 a portion of the same property conveyed to Kimberly Yvette Jenkins and Patrick D. Minnifee, unmarried, as joint tenants with right of survivorship by Warranty deed from Robert O'Malley and wife, Betty O'Malley of record in Instrument No. 20050412-0040683 Register's Office for Davidson County, Tennessee, dated March 25, 2005 and recorded on April 12, 2005.
There was a Final Decree Confirming Sale recorded at Instrument No. 20130903-0092471 and a Decree for Redemption recorded at Instrument No. 20140108-0002066, Davidson County, Tennessee.

Being a portion of the same property conveyed to SWGP Development Group, LLC by Warranty deed from Kimberly Yvette Jenkins and Patrick D. Minnifee of record in Instrument No. 20140717-0063335 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 17, 2014.

Being a portion of the same property conveyed to Cumberland Design & Development, LLC by Warranty deed from SWGP Development Group, LLC of record in Instrument No. 20140724-0065884 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 24, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 606 Neill Avenue, Nashville, TN 37206-3924.

BILL GARRETT, Davidson County
Trans:T20150109758 DEEDWARR
Recvd: 12/29/15 15:53 2 pgs
Fees:13.00 Taxes:1294.63
20151229-0130810

THIS IS IMPROVED PROPERTY KNOWN AS 606 Neill Avenue, Nashville, TN 37206-3924.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of December, 2015.

Cumberland Design & Development, LLC

By: Sabin K. Ewing, Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sabin K Ewing, 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 member of the within named bargainor, a TN LLC, and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Sabin K Ewing as such member.

Witness my hand and official seal this 18th day of December, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY