THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2288

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2288

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Blair Homes, LLC 1901 21st Avenue South Nashville, TN 37212	New Owner	14902007500

BILL GARRETT, Davidson County
Trans:T20160002427 DEEDWARR
Recvd: 01/11/16 12:56 2 pgs
Fees:13.00 Taxes:503.20
20160111-0002653

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$136,000.00**

William Hoskins
Affiant

Subscribed and sworn to before me, this the 8th day of January, 2016.

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

Notary Public

My Commission Expires: _____
(Affix Seal)

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, **Cumberland Property Investments, LLC, a Tennessee limited liability company (prior deed erroneously stated Cumberland Property Investments, LLC, a Tennessee Corporation),** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Blair Homes, 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:

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 Cumberland Property Investments, LLC, a Tennessee corporation by Warranty Deed from Tom Tinnel and Cindy Tinnel, husband and wife, dated November 13, 2015, recorded November 17, 2015, of record in Instrument No. 20151117-0116495, Register's Office for Davidson County, Tennessee.

NOTE: PRIOR DEED ERRONEOUSLY STATED CUMBERLAND PROPERTY INVESTMENTS, LLC, A TENNESSEE CORPORATION, THE CORRECT NAME OF THE GRANTOR IS CUMBERLAND PROPERTY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (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.

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.

WITNESS our hands on the **8th** day of **January, 2016**.

Cumberland Property Investments, LLC

By: _____
Christopher Koch, Member

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 **Christopher Koch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member** of **Cumberland Property Investments, LLC,** the within named bargainor, a limted liability company, and that he/she as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Member**.

Witness my hand and Official Seal this the **8th** day of **January, 2016**.

_____
Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019