BILL GARRETT, Davidson County
Trans:T20160008171 DEEDWARR
Recvd: 02/01/16 08:47 2 pgs
Fees:13.00 Taxes:814.00
20160201-0009137

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1044

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Davinia L. McComb Joseph G. McComb 300 Fannin Drive Goodlettsville, TN 37072	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	018-12-0-054.00

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**

Victoria DuHon
Affiant

Subscribed and sworn to before me, this the 28th day of January, 2016.

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

Brenda Shelby
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,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Davinia L. McComb and Joseph G. McComb, husband and wife,** 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. 23 on the Plan of Mansker Heights, as of record in Book 2900, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point in the easterly margin of Fannin Drive at the common corner of Lots 22 and 23; thence with the line between said lots, easterly 172.7 feet to a corner of Lot 24; thence with the line between Lots 23 and 24, northeasterly 159.6 feet to a point in the southwesterly margin of Dorr Drive; thence with the margin of the same, westerly 280 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.27 feet a point in the easterly margin of Fannin Drive; thence with the margin of the same, southerly 180 feet to the beginning.

Being the same property conveyed to Cumberland Property Investments, LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated April 14, 2015, recorded April 21, 2015, of record in Instrument No. 20150421-0035394, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Kenneth Street by Warranty Deed dated September 23, 2005, recorded October 19, 2005, of record in Instrument No. 20051019-0125932, said Register's Office.

This is improved property located at: **300 Fannin Drive, Goodlettsville, TN 37072**

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, (6) All matters on the Plan of Mansker Heights, as of record in Book 2900, page 10, Register's Office for Davidson County, Tennessee, and (7) 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 **28th** 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 himself to be the **Member** of **Cumberland Property Investments, LLC,** the within named bargainor, a limited liability company, and that he 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 himself as **Member**.

Witness my hand and Official Seal this the **28th** day of **January, 2016**.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public
My Commission Expires: