3/11

083-715549

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1190

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1190

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cumberland Property Investments, LLC 1013 Gilmore Avenue Nashville, TN 37204	NEW OWNER	64-11-A-13.00

BILL GARRETT, Davidson County
Trans:T20160021959 DEEDWARRSP
Recvd: 03/17/16 12:36 3 pgs
Fees:18.00 Taxes:573.50
20160317-0025432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**

Ashley Posaich
Affiant

Subscribed and sworn to before me, this the 11th day of March, 2016.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary Public

My Commission Expires: 7/2/2018
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Secretary of Housing & Urban Development, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Cumberland Property Investments, LLC, a Tennessee limited liability company, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Caleb Chase, of record in Book 6250, pages 821 and 822, 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 to Michael D. McAlister and April Kohal, both unmarried as joint tenants with rights of survivorship by Warranty Deed from James H. Joscelyn, Jr. and Denise I. Joscelyn, dated December 6, 2002, recorded January 13, 2003, of record in Instrument No. 20030113-0004902, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed the Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated October 14, 2013, recorded December 3, 2015, of record in Instrument No. 20151203-0121878, Register's Office for Davidson County, Tennessee

This is improved property located at: **206 Cameron Court, Hermitage, TN 37076**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **March, 2016.**

Secretary of Housing And Urban Development

By: _____

Title: Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared Tonetta Quad, with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Delegate of the **Secretary of Housing And Urban Development,** the within named bargainor, a Delegate, and that such Delegate, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Delegate as Tonetta Quad.

Witness my hand and Seal at office on the **11th** day of **March, 2016.**

_____
Notary Public
My Commission Expires:

JUDSON ARNOLD
NOTARY
PUBLIC
COBB COUNTY, GEORGIA

My commission expires June 7, 2019

EXHIBIT B
Permitted Exceptions

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 their prorated share thereof to Grantee who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters appearing on the Plan of Caleb Chase, of record in Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in 6777, page 453; as corrected in Book 6783, page 805; as Amended and Restated in Book 7189, page 553; and further, as amended in Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Homeowners Association of record in Book 6927, page 370; as amended in Book 8109, page 791, Register's Office for Davidson County, Tennessee

6. Conveyance of common areas/elements to Homeowners Association of record in Book 7242, page 554, Register's Office for Davidson County, Tennessee

7. Lien for special assessments as provided in the Declaration of Covenants, Conditions and Restrictions

8. Rights of others in and to the common areas/elements