BILL GARRETT, Davidson County
Trans:T20160028462 DEEDWARR
Recvd: 04/07/16 15:21 2 pgs
Fees:13.00 Taxes:569.80
20160407-0033576

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1207

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shelvy Nicole Corder 516 Barclay Square Court Antioch, TN 37013	NEW OWNER	149-9-167.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$154,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2016.

Notary Public

My Commission Expires: June 19, 2018
(Affix Seal)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

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,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shelvy Nicole Corder, an unmarried individual,** 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 plan reference is hereby made for a more complete description.

Being the same property conveyed to Cumberland Property Investments, LLC by Warranty Deed from Rhandi Liner and Melanie Maria-Liner, married to each other, dated December 7, 2015, recorded December 11, 2015, of record in Instrument No. 20151211-0124724, Register's Office for Davidson County, Tennessee, and further, 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, recorded March 5, 2004, of record in Instrument No. 20040305-0025725, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **516 Barclay Square Court, 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.

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 **29th** day of **March, 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 Tennessee 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 Tennessee limited liability company by himself as **Member**.

Witness my hand and Official Seal this the **23rd** day of **March, 2016**.

_____
Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016