This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615)885-0223

Recording Information:

BILL GARRETT, Davidson County
Trans:T20160036194 DEEDWARR
Recvd: 05/02/16 15:08 2 pgs
Fees:13.00 Taxes:421.80
20160502-0042935

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Cumberland Property Investments, LLC, a Tennessee limited liability company.
1013 Gilmore Avenue
Nashville, TN 37204

PARCEL 119 16 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael D. Thomson hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto Cumberland Property Investments, LLC, a Tennessee limited liability company, hereinafter called the "GRANTEE", its successors 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. 19 on Plan of Battlewood Section Three of record in Plat Book 3300, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Thomson by deed from Carole Nelson Harrah, dated July 23, 2013, of record in Instrument 20130802-0081154, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 3248, page 212, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 3300, page 4, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 3300, page 4, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 1030 Drummond Dr., Nashville, Tennessee, 37211.

Jennifer Thomson, spouse of Michael D. Thomson, hereby joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Michael D. Thomson.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever,

and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 our hands this the 29th day of April, 2016.

Michael D. Thomson by Jennifer Burnett Thomson Attorney in fact

Michael D. Thomson by Jennifer Burnett Thomson, Attorney in Fact of record in Instrument No. 20160427-0040808, RODC, TN.

Jennifer Thomson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jennifer Thomson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2016.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

State of Tennessee
County of Davidson

On this 29th day of April, 2016, before me, a notary public, of the State and County aforesaid, personally appeared Jennifer Burnett Thomson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for the within named bargainor, Michael D. Thomson, and that Jennifer Burnett Thomson as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Michael D. Thomson, herself, as Attorney in Fact.

Witness my hand and official seal this the 29th day of April, 2016.

Notary Public

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

State of Tennessee)
County of Davidson)

The actual value or consideration, whichever is greater, for this transfer is ~~$114,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2016.

NOTARY PUBLIC

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016