This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $360,000.00.

Affiant

Subscribed and sworn before me this the 27th day of April, 2016.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Vest 608 Neil Avenue Nashville, TN 37206	Same address as new owner	082-08-0-030.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CUMBERLAND DESIGN & DEVELOPMENT GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER VEST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kimberly Yvette Jenkins and Patrick D. Minnifee, unmarried, as joint tenants with right of survivorship by deed from Robert O' Malley and wife, Betty O' Malley of record in Instrument No. 20050412-0040683, dated March 25, 2005, Register' s Office for said County.

Being a portion of the same property conveyed to SWGP Development Group, LLC, by deed from Kimberly Yvette Jenkins and Patrick D. Minnifee of record in Instrument No. 20140717-0063335, dated July 10, 2014, Register's Office for said County.

Being a portion of the same property conveyed to Cumberland Design & Development, LLC by Warranty deed from SWGP Development Group, LLC of record in Instrument No. 20140724-0065884 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 24, 2014.
Being also known as 608 Neil Avenue Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 608 Neil Avenue, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20160039284 DEEDWARR
Recvd: 05/11/16 12:27 2 pgs
Fees:13.00 Taxes:1332.00
20160511-0046836

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 27th day of April, 2016.

Cumberland Design & Development Group, LLC

BY: _____
Sabin K. Ewing, Member

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sabin Ewing, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Sabin Ewing as such member.

Witness my hand and official seal this 27th day of April, 2016.

My Commission Expires: 9/10/18

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY