BILL GARRETT, Davidson County
Trans:T20160052108 DEEDWARR
Recvd: 06/20/16 11:07 2 pgs
Fees:13.00 Taxes:555.00
20160620-0062375

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $150,000.00.

Affiant

Subscribed and sworn before me this the 17th day of June, 2016.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cumberland Advisory Group LLC 471 Humphreys S Nashville, TN 37203	Cumberland Advisory Group LLC 471 Humphreys S Nashville, TN 37203	105-03-0-135.00

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, BENITA M. THOMPSON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CUMBERLAND ADVISORY GROUP LLC, 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. 406 on the Plan of Maury and Claiborne's Addition to South Nashville, of record in Plat Book 21, Pages 84 and 85, 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 the same property conveyed to Benita M. Thompson F/K/A Benita M. Brown, unmarried by Warranty Deed from Trustees of the Housing Trust of Blakemore United Methodist Church, of record in Instrument No. 20080227-0019453, Register's Office for Davidson County, Tennessee, dated February 26, 2008 and recorded on February 27, 2008.

Being also known as 39 Wharf Ave, Nashville, Tennessee 37210.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 39 Wharf Ave, Nashville, TN 37210.

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.

B.M.T.

Witness my hand this the 17th day of June, 2016.

Benita M. Thompson

Benita M. Thompson

TATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benita M. Thompson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2016.

My commission expires:

9-10-2018

Notary Public

