Davidson County DEEDWARR
Recvd: 06/23/17 10:34 4 pgs
Fees:23.00 Taxes:1905.50
20170623-0063306

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

24925-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cumberland Industries, LLC c/o Cumberland Buildings P.O. Box 40168 Nashville, TN 37204	New Owner	11811002900

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **ALSAMORA, L.P., a Texas limited partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CUMBERLAND INDUSTRIES, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33, Block "B", on the Plan of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Alsamora, L.P., a Texas limited partnership by Warranty Deed dated April 30, 2013 from Paul Scholten and wife, Lorraina Scholten, of record as Instrument No. 20130501-0043325, Register's Office for Davidson County, Tennessee.

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 covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20 day of June, 2017.

ALSAMORA, L.P., a Texas limited partnership

By: _____
Name: H. Brent Austin
Its: Managing Partner

STATE OF TEXAS]
COUNTY OF TRAVIS]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Brent Austin with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Partner of ALSAMORA, L.P., a Texas limited partnership, the within-named bargainor, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Partnership by himself as Managing Partner.

WITNESS my hand and seal, at office in AUSTIN, TX, this 20 day of June, 2017.

DAVID JAMES MANN
Notary Public, State of Texas
Comm. Expires 11-16-2020
Notary ID 12511894-1

_____
Notary Public
My Commission Expires: 11-16-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

_____
Affiant

Subscribed and sworn to before me this
21 day of June, 2017.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: J.28.2019

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map/Parcel 11811002900.

3. Subject to the Plan of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

4. All Matters as shown on the Category 1, Urban and Subdivision Land Survey of 2831 Azalea Place, Patrick Coode & Company, Patrick S. Coode, TN R.L.S. # 855, dated June 10, 2017 as File No. 217-021, including without limitation the encroachment (or possible encroachment) of the building's southwest corner into the 20' utility easement along the property's southern boundary.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019