WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2017.

Notary

MY COMMISSION EXPIRES:

(AFFIX SE

BILL GARRETT, Davidson County
Trans:T20170067179 DEEDWARR
Recvd: 08/04/17 08:11 2 pgs
Fees:13.00 Taxes:5087.50
20170804-0079573

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TI

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tonya L. Cumbee	Tonya L. Cumbee	144-00-0-024.00
(NAME)	(NAME)	
6001 and 6005 Hillsboro Rd.	417 Lynnwood Blvd.	144-00-0-025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SFRH HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TONYA L. CUMBEE, UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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. 17 and the "County School Lot" as shown on the Plan of Bransford Realty Company's Forest Hills Subdivision as of record in Book 547, page 140, Register's Office for said County, and described as follows:

Beginning at a point in the northwesterly margin of Hillsboro Road, as widened, at the common corner of lots 16 and 17 on said plan; thence with the line between said lots, north 54° west 943 feet to the common rear corner of said lots; thence along the line of Lot No. 17 and the "County School Lot", south 86° east 1137 feet to the northwesterly margin of Hillsboro Road; thence along the margin of said road, southwesterly 595.6 feet to the point of beginning.

Being the same property conveyed to EARL H. SADLER AND WIFE, VERA I. SADLER, by deed from UNION BANKERS INSURANCE COMPANY, of record in Book 3503, page 87, dated January 24, 1963, said Register's Office. The said Earl H. Sadler having since died on or about December 24, 2009, leaving Vera I. Salder the surviving tenant by the entirety.

Being further conveyed to CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE VERA G. SADLER FAMILY TRUST U/T/A DATED JULY 13, 2010, by Quitclaim Deed from VERA G. SADLER, of record in Instrument No. 20100816-0064527, dated July 13, 2010, said Register's Office.

Being further conveyed to SFRH HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE VERA G. SADLER FAMILY TRUST U/T/A DATED JULY 13, 2010, of record in Instrument No. 20121127-0108704, dated October 16, 2012, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Bransford Realty Company's Forest Hills Subdivision as of record in Book 547, page 140; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6001 and 6005 Hillsboro Rd., Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 31st day of July, 2017.

SFRH HOLDINGS, LLC

Chris Sadler, Co-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Chris Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-President of SFRH Holdings, LLC, LLC, a Tennessee limited liability company, to be the persons who executed the foregoing instrument on behalf of SFRH Holdings, LLC, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 31st day of July, 2017.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/4/17