Bill Garrett Davidson County
Batch# 72010 DEEDWARR
03/22/2018 09:34:05 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20180322-0027003

PREPARED BY AND RETURN TO:
HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Jeffrey L. Reed
16 Public Square North
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

Map/Parcel
105050Z00700CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The Cumberland Holdings Company, LLC** ("Grantor"), have this day bargained and sold and do hereby transfer and convey unto **Jeffrey L. Reed** ("Grantee"), his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 1122, The Row at 12th S. Townhomes, described in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of the Row at 12th South Townhomes as stated in said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units at The Row at 12th S. Townhomes, the property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part of the same as if copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to The Cumberland Holdings Company, LLC, by deed dated April 3, 2017, of record in Instrument No. 20170404-0033079, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants Running with the Land of The Nashville Housing Authority in the Edgehill Urban Renewal Project, of record in Book 4220, page 723; Declaration of Covenants, Conditions and Restrictions for The Row at 12th S. Townhomes, of record in Instrument No. 20151221-0128111; and all matters of plat, Section Eighty Six, Edgehill Estates, as shown of record in Book 4885, page 111, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2018 property taxes which have been prorated between the parties.

The undersigned further covenants and binds its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 6th day of MARCH, 2018.

"GRANTOR"
THE CUMBERLAND HOLDINGS COMPANY, LLC

By: _____

Printed name: Jeffrey Krabacanos

Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority of the State and County aforesaid, personally appeared Jeffrey Krabacanos with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Authorized member of The Cumberland Holdings Company, LLC, the within named bargainor, a limited liability company, and that he as such authorized member, with the authority to do so, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized member.

WITNESS MY HAND and official seal on this the 6th day of March, 2018.

_____
NOTARY PUBLIC

My commission expires: 12/1/20

JENNIFER GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me, this the 6 day of MARCH, 2018.

_____
NOTARY PUBLIC

My commission expires: 5-19-19

ROBERTA S. TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY