WARRANTY DEED

Karen Johnson Davidson County
Batch# 224581 DEEDWARR
05/01/2019 03:03:05 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190501-0040530

B-CDP-19-1122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cumberland Development Partners, LLC	**New Owner**	
(NAME) **1206 Belle Meade Blvd.**	(NAME)	**70-6-39.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL EDWARDS AND TERRIE EDWARDS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CUMBERLAND DEVELOPMENT PARTNERS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being the westerly 85 feet of the northerly 250 feet of Lot No. 13 on the Map showing subdivision of J.S. Spurlock's Lands, not of record, described according to a survey made by Earl Drake, County Surveyor, 4/21/25, as follows:

Beginning in the center of West Trinity Lane at the corners of Lot Nos. 12 and 13, being the northeast corner of the property conveyed to George Putnam and wife, from Fred B. Whisenhunt and wife, of record in Book 1449, Page 451, RODC, TN; thence with the line between said two lots, southerly 250 feet; thence easterly 85 feet; thence northerly 250 feet to the center of West Trinity Lane; thence with said Lane, westerly 85 feet to the beginning.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY is that certain right-of-way granted to The Metropolitan Government of Nashville and Davidson County of record in Book 8493, Page 527 and Book 8493, Page 531, Register's Office for Davidson County, Tennessee, described as follows:

Being a right-of-way and easement in the the First Civil District of Nashville, Davidson County, Tennessee, said right-of-way being located along the existing southerly right-of-way margin of Trinity Lane and being a part of the Jackie C. Edwards property as of record in Quitclaim Deed in Book 7620, Page 484, RODC, TN, and being more particularly described as follows:

Right-of-Way: Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northwestern corner of the aforementioned Edwards property; thence, leaving said existing southern right-of-way with the northerly boundary of said Edwards property S 17 deg. 00' 00" E, 12.18 feet to a point; thence, leaving said northerly boundary with a new line S 73 deg. 19' 25" W, 85.00 feet to a point on the western property line of said Edwards property; thence, with said western property line N 17 deg. 00' 00" W, 9.55 feet, to a point on a curve to the right of the aforesaid existing southerly right-of-way margin of Trinity Lane, the radius of which is 11434.16 feet, a central angle of 00 deg. 25' 33.9", and an arc length of 85.03 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael Edwards and wife, Terrie Edwards by Special Warranty Deed from Peggy D. Mathes, Administrator to the Estate of Jackie C. Edwards, recorded September 25, 2008 in Instrument No. 20080925-0097473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- 2019 Property Taxes.
- Easement for Right of Way to Metropolitan Government of record in Book 8493, Page 527 and Book 8493, Page 531, Register's Office for Davidson County, Tennessee.
- Right of Way for Public Roads of record in Book 1637, Page 34, Register's Office for Davidson County,

Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1122 W Trinity Lane, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF APRIL, 2019.

Michael Edwards

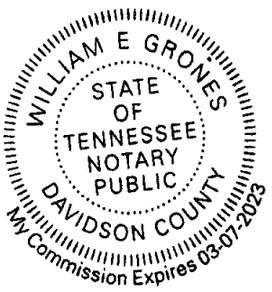
Terrie Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRIE EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212