WARRANTY DEED

Karen Johnson Davidson County
Batch# 224587 DEEDWARR
05/01/2019 03:06:51 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190501-0040537

B-CDP-19-1120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)	(NAME)	**70-6-40.01**
1206 Belle Meade Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ROCKY 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 Davidson County, Tennessee, described as follows:

Beginning in the center of West Trinity Lane, formerly Young's Lane, at the northwest corner of the property conveyed to James R. Blessing and wife, by deed from Roy Hamilton and wife, of record in Book 1306, Page 142, Register's Office for said County, being the corner of Lot Nos. 13 and 14; thence with the line between said two lots, and along Blessing's westerly line, southwardly 250 feet to the northeastern corner of the property conveyed to L.C. Carney and wife, by deed from Roy Shaw, and wife, of record in Book 3066, Page 466, said Register's Office; thence with said Carney's northerly line, westwardly 100 feet to the easterly margin of a 25 foot private road, as set out in deed to Leon C. Carney and wife, from Mai Litchford Shaw, and husband, of record in Book 2796, Page 468, said Register's Office; thence with the easterly margin of said 25 foot private road, northwardly 250 feet to the center of said West Trinity Lane; thence with same, eastwardly 100 feet to the beginning.

INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIBED PROPERTY is that property taken by the Metropolitan Government by Order of Possession recorded Book 8493, Page 520 and Book 8493, Page 523, Register's Office for said County, described as follows:

Being a right-of-way and easement in 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 John Edwards property as of record in Deed Book 3429, Page 583, RODC, Tennessee 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 aforemorementioned Edwards property; Thence, with the northerly boundary of said Edwards property S 17 degrees 00' 0.0" E, 15.55 feet, to a point, Thence, leaving said northerly boundary with a new line S 73 degrees 19' 25.0" W, 112.36 feet, to a point on the westerly property line of said Edwards property; Thence, with said westerly property line N 17 degrees 00' 0.0" W, 12.83 feet, to a point on a curve to the right of the aforesaid existing southern right-of-way margin of Trinity Lane, the radius of which is 11434.16 feet, a center angle of 00 degrees 33' 47.2", and an arc length of 112.38 feet, more or less, to the point of the beginning.

Being part of the same property conveyed to John C. Edwards and wife, Carlene Edwards by Warranty Deed from Roy Shaw, a widower, recorded August 20, 1962 in Book 3429, Page 583, Register's Office for Davidson County, Tennessee. The said John C. Edwards having since died on on June 28, 1991, property being vested in Carlene Edwards as the surviving tenant by the entirety. The said Carlene Edwards having since died testate on August 25, 2013 and whose probate estate was administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, at Nashville. Rocky Edwards was named

beneficiary of the above described property per the Last Will and Testament of Carlene Edwards. See also Affidavit of Inheritance recorded July 27, 2018 in Instrument No. 20180727-0073663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- 2019 Property Taxes.
- Conveyance to Metropolitan Government of record in Book 8493, Page 520 and Book 8493, Page 523, 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: **1120 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.

Rocky Edwards

Rocky Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROCKY 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: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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