Karen Johnson Davidson County
Batch# 340770 DEEDWARR
01/09/2020 10:28:31 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20200109-0003144

Space above this line for recording purposes
This Instrument Prepared by:

Estes & Kennedy Law Offices, PLLC
296 W. Madison Ave.
Athens, TN 37303

This description is taken from:
_____New Survey
__X__Prior Deed
_____Provided by the Parties
_____Other_____

The preparer of this document does not certify matters of title, description, survey or compliance with planning/zoning or other regulations.
It is the responsibility of the parties to this conveyance to have this transfer approved by the appropriate planning and/or zoning authority.

It is the responsibility of the transferee to have this deed recorded. **YOU MUST RECORD THIS DEED IMMEDIATELY TO PROTECT YOUR INTEREST.**

Owner/Responsible Taxpayer's Address:

FOX DEN CAPITAL PARTNERS, a Tennessee general partnership

4820 Old Kingston Pike

Knoxville, Tennessee 37919

Tax ID: CLT: 105 05 OZ 009.00
(District-Map-Parcel)

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 755,000.00, which is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 8th day of January, 2020.

Register of Deed/Notary Public

ROBIN A. MORGAN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires 3-31-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable considerations, to them in hand paid the receipt of which is hereby acknowledged, **Cumberland Holdings Company, LLC, a Tennessee limited liability company and**, Grantor, has bargained, sold and conveyed unto, **Fox Den Capital Partners, a Tennessee general partnership**, Grantee, the following described real estate, to-wit:

LAND in Davidson County, Tennessee, being Unit 1124, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, 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 hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed from Michael Bryan Krabousanos to The Cumberland Holdings Company, LLC, a Tennessee limited liability company by Quit Claim Deed dated September 21, 2017 and filed of record October 5, 2017 as Instrument Number 20171005-0102337, Register's Office for Davidson County, Tennessee.

WITH THE HEREDITAMENTS AND APPURTENANCES thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Grantee, their heirs and assigns forever.

And said Grantor, for themselves and for their heirs, executors and administrators do hereby covenant with said Grantee, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except the taxes for the current year which are prorated between the parties, and which Grantee assumes and agrees to pay and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder set its hand seals the day and year as set out in the following acknowledgment.

Cumberland Holdings Company, LLC, a Tennessee limited liability company

BY: _____

Michael Bryan Krabousanos

ITS: **Managing Member**

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Bryan Krabousanos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing Member of Cumberland Holdings Company, LLC, a Tennessee limited liability company, the within name bargainor, and that he as such managing member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company himself as managing member.

Witness my hand and official seal, this 7th day of January, 2020.

Edwina Smith
Notary Public
My Commission Expires: 6-20-2023

