WARRANTY DEED

Karen Johnson Davidson County
Batch# 663807 **DEEDWARR**
06/24/2021 11:04:50 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20210624-0085705

B-SB-TCH-21-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
The Cumberland Holdings Co, LLC	New owner	
(NAME)	(NAME)	**105-11-0-012.00**
667 Wedgewood Ave, Ste. C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MATT MCCUTCHAN AND REBECCA MCCUTCHAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE CUMBERLAND HOLDINGS CO, 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, being the Easterly one-half of Lot No. 14 on the Map of John P. Williams' Addition, as of record in Plat Book 161, page 70, Register's Office for said County.

Said part of Lot No. 14 fronts 50 feet on the Northerly side of Southgate Avenue and extends back between parallel lines 303 feet to an alley.

Being the same property conveyed to Matt McCutchan and Rebecca McCutchan, husband and wife by Warranty deed from Michael W. Krabousanos of record in Instrument No. 20101230-0103870 Register's Office for Davidson County, Tennessee, dated December 22, 2010 and recorded on December 30, 2010.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and or Storm drainage of record in Book 4030, Page 890, in the 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: **600 Southgate Ave, Nashville, Tennessee 37203**.

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 18th DAY OF JUNE, 2021.

Matt McCutchan

Rebecca McCutchan

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Duval

qt 06/18/21

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT MCCUTCHAN, 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 18th of June, 2021.

Notary Public
My Commission Expires: 07/09/2024
(SEAL)

Notary Public State of Florida
EMILY TABER
My Commission HH 019560
Expires 07/09/2024

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Duval

qt 06/18/21

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA MCCUTCHAN, 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 18th of June, 2021.

Notary Public
My Commission Expires: 07/09/2024
(SEAL)

Notary Public State of Florida
EMILY TABER
My Commission HH 019560
Expires 07/09/2024

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