SPECIAL WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Seitz	**Donald Seitz**	**130-1-170**
(NAME) **128 Windsor Drive**	(NAME) **128 Windsor Drive**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BARBARA ANNE MARTIN AND CUMBERLAND TRUST AND INVESTMENT COMPANY, CO-TRUSTEES FOR THE BARBARA ANNE MARTIN REVOCABLE LIVING TRUST DATED MARCH 31, 2003**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD SEITZ AND WIFE, MAUREEN SEITZ**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 128 on the Plat of the Bransford Realty Company Belle Meade Golf Links of record in Book 421, pages 94095 in the Register's Office of Davidson County, Tennessee.

SAID Lot No. 128 fronts 100 feet on the south side of Windsor Drive and extends back 82 feet on the west line and 122.5 feet on the east line to a deadline in the rear on which it measures 116.5 feet.

Being the same property conveyed to The Barbara Anne Martin Trust, Barbara Anne Martin and Cumberland Trust & Investment Company, Co-Trustees by Quitclaim Deed from Barbara Anne Martin of record in Instrument No. 20030401-0042451 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
The Plan of Record in Book 421, Pages 94 and 95
Property Taxes for the Current Year

unimproved ☐

This is improved ☒ property, known as 128 Windsor Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of Cumberland Trust and Investment Company are made in as full and ample a manner as it can and should do as such Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the Trust which it is the fiduciary and which is conveying the foregoing property. 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.

Davidson County DEEDWARR
Recvd: 04/02/04 15:33 2pgs
Fees:13.00 Taxes:1110.00
20040402-0037635

Witness my hand this 31st day of March, 2004.

The Barbara Anne Martin Revocable Living Trust

Cumberland Trust and Investment Company executes the instrument solely in its fiduciary capacity and not individually, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not otherwise.

Cumberland Trust and Investment Company Co-Trustee

C. Runcie Clements IV

By: C. Runcie Clements, IV

By: Barbara Anne Martin Co-Trustee

Barbara Anne Martin, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Anne Martin and Cumberland Trust and Investment Company, Represented by its authorized agent, C. Runcie Clements, IV Co-Trustees of The Barbara Anne Martin Revocable Living Trust dated March 31, 2003, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2004.

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public