BILL GARRETT, Davidson County
Trans:T20110036043 DEEDWARR
Recvd: 06/16/11 10:22 2 pgs
Fees:13.00 Taxes:1757.50
20110616-0046167

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2011.

Notary Public

My commission expires: 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dylan Riley **Emaline Riley**	New owner	**Map 130-08-0 Parcel 020.00**
4331 Estes Rd.		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWL- EDGED, WE,

Cumberland Trust & Investment Co., Trustee of the Robin Campbell Revocable Trust U/A/D December 14, 2006

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan Riley and wife, Emaline Riley

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:

Land in Davidson County, Tennessee, being Lot No. 1 and the southerly 25 feet of Lot 2, on the Plan of Esteswood Subdivision, of record in Book 974, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 and part of Lot No. 2 front together 125 feet on the westerly side of Estes Avenue and run back between parallel lines along the North margin of Triable Road 310 feet to a dead line.

Being the same property conveyed to John R. Woodward and wife, Andrena B. Woodward, by Deed dated July 10, 1957, from J. Thomas Hester, Jr. and wife, Colleen G. Hester, of record in Book 2689, Page 295, Register's Office, Davidson County, Tennessee. Title now vests in Andrena B. Woodward Phillips due to the fact that John R. Woodward has since died. Andrena B. Woodward being one and the same person as Andrena B. Woodward Phillips. And further being the same property conveyed to Catherine Robette Campbell, being one and the same person as Robin Campbell, from Bettee Butterfield DeMoss and Cumberland Trust & Investment Company, as Co-Executors of the Estate of Andrena B. Phillips, a/k/a Adrena B. Woodward, deceased, pursuant to the deceased's Last Will and Testament, by executor's deed of record as Instrument No. 20061228-0159986, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Cumberland Trust & Investment Company, Trustee of the Robin Campbell Revocable Trust by Agreement dated December 14, 2006 by Quitclaim Deed dated February 7, 2007, from Catherine Robette Campbell, being one and the same person as Robin Campbell of record in Instrument No. 20070209-0016897, Said Register's Office.

Subject to the terms of the Robin Campbell Revocable Trust by Agreement dated December 14, 2006.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **4331 Estes Rd., Nashville, TN 37215**

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 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 GRANTEES, 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 its hand by its duly authorized officer this **15th** day of **June, 2011.**

Cumberland Trust & Investment Co., Trustee
of the Robin Campbell Revocable Trust,
U/A/D December 14, 2006

By: C. Bradshaw, V.P. & Trust Officer
Caroline Bradshaw, Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Caroline Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President and Trust Officer of Cumberland Trust & Investment Co., Trustee of the Robin Campbell Revocable Trust Agreement dated December 14, 2006, within named bargainor, and that he/she as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such .

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2011.**

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/24/13