BILL GARRETT, Davidson County
Trans:T20110046399 DEEDWARRSP
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Fees:18.00 Taxes:925.00
20110801-0058565

Return To:
This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on July 28, 2011, by Cumberland Trust and Investment Company of Nashville ("Cumberland Trust"), collectively, "Executor" of the Estate of Betty B. Kinney, Deceased, (the "Estate"), as Grantor to Anne B. Bonds, Grantee.

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Land in Davidson County, Tennessee, being Unit 61 together with Parking Space No. 48 on the Plan of Revised Belle Meade Tower Condominium Apartments of record as Instrument No. 200010200104050, Register's Office for said County, to which plan reference is made for a more complete description, and being further established by the Master Deed for Belle Meade Tower, a horizontal property regime of record in Book 4851, page 950, Instrument 200307250104241and Instrument No. 200008030076841, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to RICHARD M. KINNEY AND WIFE, BETTY B. KINNEY by Deed from KATHLEEN T. PATRICK, UNMARRIED, dated 10/15/2001 and filed for record on 10/16/2001 in Instrument 200110160112513, Register's Office for DAVIDSON County, Tennessee. Said deed was rerecorded in Instrument 200203250035914. The said RICHARD M. KINNEY died on 05/13/2009, leaving BETTY B. KINNEY the sole surviving tenant by the entirety.

The said BETTY BEAIRD KINNEY died testate on 03/02/2011 devising subject property to CUMBERLAND TRUST AND INVESTMENT COMPANY OF NASHVILLE, EXECUTOR as evidenced by the Last Will and Testament of BETTY BEAIRD KINNEY filed in Document No 11P368, in the Probate Court Clerk's Office for DAVIDSON County.

Map & Parcel: 116130C06100CO

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This property is known as: 105 Leake Ave., #61, Nashville, TN 37205

And Grantor does further covenant and bind itself, its successor or 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 & Investment Company are made in as full and ample a manner as it can and should do as such Executor and Trustee but no further not otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property.

Cumberland Trust & Investment Company executes this instrument solely in its fiduciary capacity and not individually and in the course of the administration of a decedent's estate and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary and not further nor otherwise.

Cumberland Trust & Investment Company,
Executor

By: Elizabeth B. Hickman
Elizabeth B. Hickman
Its: Assistant Vice President and Trust Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this date 28th day of July, 2011, before me, personally appeared Elizabeth B. Hickman, A.V.P and Trust Officer of Cumberland Trust & Investment Company, Executor of the Estate of Betty B. Kinney, Deceased, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal this 28th day of July, 2011.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of July, 2011.

(Seal) JOEY SANDERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires November 17, 2014

My commission expires:

_____

_____
Affiant

W. William Davis
Type or Print Name

_____
Notary Public

Joey Sanders
Type or Print Name

Grantee(s) Name, Address:	Send Tax Statement To:
Anne B. Bonds	New Owner
105 Leake Ave., #61	
Nashville, TN 37205	