THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
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Nashville, TN 37201
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20120056879 DEEDWARRSP
Recvd: 08/02/12 08:47 3 pgs
Fees:18.00 Taxes:841.75
20120802-0068234

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
TIFFANY C. SHERRY 3415 Pleasant Valley Rd. Nashville, TN 37204	SAME	11810011700

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

~~TIFFANY C. SHERRY~~ Shira Hughes

SUBSCRIBED AND SWORN to before me, Rachel Neal, by TIFFANY C. SHERRY this 1 day of August, 2012.

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Notary Public

My Commission Expires: 07/08/13

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CUMBERLAND TRUST & INVESTMENT COMPANY, Trustee of the Elizabeth F. Marshall Revocable Trust dated July 2, 1997 as amended, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto TIFFANY C. SHERRY, her heirs and assigns, hereinafter "GRANTEE", certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference. Said property is conveyed subject to those matters set forth on Exhibit A.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEE, her heirs and assigns forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR but not otherwise and that GRANTOR has not

made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to the GRANTEE, her heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

WITNESS its hand this 1st day of August, 2012.

CUMBERLAND TRUST & INVESTMENT COMPANY, Trustee of the Elizabeth F. Marshall Revocable Trust dated July 2, 1997

By: C. Runcie Clements IV
C. RUNCIE CLEMENTS, IV,
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Judith L Johnson, of the State and County aforesaid, personally appeared C. RUNCIE CLEMENTS, IV, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice President of CUMBERLAND TRUST & INVESTMENT COMPANY, the within named bargainor, a corporation, that CUMBERLAND TRUST & INVESTMENT COMPANY is serving as Trustee of the of the Elizabeth F. Marshall Revocable Trust dated July 2, 1997 and that he, as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal, this 1st day of August, 2012.

JUDITH L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11/4/13

Judith L Johnson
NOTARY PUBLIC
My Commission Expires: 11/4/13

EXHIBIT A

Being Lot No. 50 on the Map of Pleasant Valley Subdivision of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 84 feet on the Westerly side of Pleasant Valley Road and runs back between lines, 162.9 feet on the Northerly line, 160.1 feet on the Southerly line to a dead line in the rear on which it measures 66.4 feet.

Being the same property conveyed by Warranty Deed from Paramount Homes, Incorporated to Harry F. Marshall and wife, Carolyn H. Marshall as recorded on April 22, 1948 in Deed Book 1714, Page 403 and Quitclaim Deed from Elizabeth F. Marshall, Individually to Elizabeth F. Marshall, Trustee U/A/D July 2, 1997 of the Elizabeth F. Marshall Revocable Living Trust as recorded on July, 11, 2011 in Deed Book 10526, page 457, in the Register's Office off Davidson County, Tennessee. Cumberland Trust & Investment Company succeeded Elizabeth F. Marshall as Trustee of the Elizabeth F. Marshall Revocable Living Trust upon the death of Elizabeth F. Marshall on January 24, 2012.

Said property is conveyed subject to:

1. 2012 property taxes and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLEASANT VALLEY SUBDIVISION, as recorded in Plat Book 1424, Page 63, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Restrictions, Limitations and Easements recorded in Book 1452, Page 299 and Book 1632, Page 427, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. All other easements, restrictions and encumbrances of record.