BILL GARRETT, Davidson County
Trans:T20120088180 DEEDWARRSP
Recvd: 11/19/12 10:56 2 pgs
Fees:13.00 Taxes:2497.50
20121119-0106371

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
James H. Bond	New Owner	MAP 116-08F
129 Prospect Hill		PARCEL 129.00CO
Nashville, TN 37205		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Cumberland Trust & Investment Co.,Successor Trustee under that certain trust agreement establishing the Elizabeth Edwards Living Trust, dated November 4, 2002, as amended and restated October 6, 2004**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said, **Gwendolyn C. Bond, married** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Revised Sugartree, Phase 3 (Revised) of record in Book 5050, page 67 through 71, amended in Book 5162,page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Cumberland Trust & Investment Co., Successor Trustee, under that certain trust agreement establishing the Elizabeth Edwards Living Trust, dated November 4, 2002, as amended and restate on October 6, 2004 by Quitclaim Deed from SunTrust Bank, Trustee under that certain trust agreement establishing the Elizabeth Edwards Living Trust dated November 4, 2002, as amended and restated on October 6, 2004 of record in Instrument No. 20070824-01041944, Registers office for Davidson County, Tennessee, dated August 24, 2007, recorded August 24, 2007.

This is ()UNIMPROVED

(X)IMPROVED property known as 129 Prospect Hill, Nashville, TN 37205.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 15 day of November, 2012.

The Cumberland Trust & Investment Co.,
Trustee of the Elizabeth Edwards Living
Trust, u/a/d October 6, 2004

By: _____ SVP
Amy M. Peterson
Its: Senior Vice President and Trust Officer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Amy M. Peterson** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she as the Senior Vice President and Trust Officer of **The Cumberland Trust & Investment Co.**,, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15 day of Nov., 2012.

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

_____
Affiant

Subscribed and sworn to before me this 15 day of Nov, 2012

_____
Notary Public

My Commission Expires:
March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE