BILL GARRETT, Davidson County
Trans:T20130048287 DEEDWARRSP
Recvd: 06/10/13 14:13 3 pgs
Fees:18.00 Taxes:888.00
20130610-0058787

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

SPECIAL WARRANTY DEED

This Deed made on June 4, 2013, by Cumberland Trust and Investment Company of Nashville, as Trustee of the Richard Norvell Preservation Trust Agreement dated November 18, 2011, (the "Trust"), hereinafter, "Grantor" to Madeline DeCuyper, "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 more particularly described as follows: Being Unit No. 354, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee ("RODC"), said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No.1 on the Plan of The Hillsborough of record in Plat Book 6250, Page 699, RODC.

Being the same property conveyed to Cumberland Trust and Investment Company, Trustee of the Richard Norvell Preservation Trust Agreement dated November 18, 2011 by Deed from Richard Norvell, a single person, dated 11/18/2011 and filed for record on 11/21/2011 in Instrument 201111210090957, Register's Office for Davidson County, Tennessee.

Map & Parcel: 131050C35400CO

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 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: 354 Ardsley Place, Nashville, TN 37215

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 Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the Trust 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 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,
Trustee of the Richard Norvell Preservation Trust
Agreement dated November 18, 2011

By: _____
Christopher Dale Buckley
Its: Assistant Vice President and Trust Officer

STATE OF TENNESSEE
COUNTY OF Williamson

On this date 4th day of June, 2013, before me, personally appeared Christopher Dale Buckley, V.P and Trust Officer of Cumberland Trust & Investment Company, Trustee of the Richard Norvell Preservation Trust Agreement dated November 18, 2011, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal this 4th day of June, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 12/27/16

M. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 **$240,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 6th day of June, 2013.

Affiant

(Seal)

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

Notary Public

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Madeline DeCuyper	New Owner
354 Ardsley Place	
Nashville, TN 37215	