BOX 50-B RETURN TO:
~~PREPARED BY:~~ BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070115**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$155,000.00~~ Affiant Subscribed and sworn to before me, this 9th day of August, 2013. Notary Public My Commission Expires: 1-4-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Herley Maclin Jr. Shanaya Lanice Grier 317 Westchester Dr Madison TN 37115	~~New Owner~~ SLUBC MORTGAGE 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	Tax Parcel ID No. 051-02-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cumberland Trust & Investment Co., Successor Trustee under that certain trust agreement establishing the Billy H. Eldridge Revocable Trust u/t/a dated February 28, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Herley Maclin Jr. and Shanaya Lanice Grier, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9, HOLIDAY HILLS, as shown on plat of record in Plat Book 3600, Page 28 and amended in Book 3898, Page 847, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Billy H. Eldridge, unmarried to Billy H. Eldridge, Trustee of the Billy H. Eldridge Revocable Trust u/t/a dated February 28, 2007 as recorded on the 28th day of March, 2007 in Instrument No. 20070328-0037172 and Warranty Deed from John T. Stilwell and wife Mildred G. Stilwell to Billy H. Eldridge and wife Jane W. Eldridge as recorded on the 10th day of January, 1969 in Deed Book 4299, Page 956, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOLIDAY HILLS, as recorded in Plat Book 3600, Page(s) 28 and amended in Book 3898, Page 847.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3670, Page 154.

This is improved property located at 317 Westchester Dr Madison TN 37115

BILL GARRETT, Davidson County
Trans:T20130069029 DEEDWARRSP
Recvd: 08/12/13 11:59 2 pgs
Fees:13.00 Taxes:573.50
20130812-0084309

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

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said grantees, their successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further of 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 estate of which it is the fiduciary and which is conveying the foregoing property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Cumberland Trust & Investment Company executes this instrument on this 9th day of August, 2013 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 capacity and not further or otherwise.

Cumberland Trust & Investment Company,
Successor Trustee of the Billy H. Eldridge
Revocable Trust u/t/a dated February 28, 2007

By: _____
Judith L. Johnson
Its: Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith L. Johnson 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 Trust Officer of Cumberland Trust & Investment Company, 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 9th day of August, 2013.

_____
Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 8, 2013