BILL GARRETT, Davidson County
Trans:T20130076360 DEEDWARRSP
Recvd: 09/04/13 11:10 3 pgs
Fees:18.00 Taxes:3515.00
20130904-0093074

This Instrument Prepared By:
Lillian R. Gilmer, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: ("Grantor")
BETSY R. OZIER

Map and Parcel Number:
116-13-0-142-00

To: ("Grantee")
Betsy Ozier and Cumberland Trust & Investment Company, Co-Trustees of the Mac Elder Ozier Marital Trust

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Betsy Ozier and Cumberland Trust & Investment Company, Co-Trustees of the Mac Elder Ozier Marital Trust
Address New Owner:
40 Burton Hills Blvd., Suite 300
Nashville, TN 37215

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Betsy Ozier and Cumberland Trust & Investment Company, Co-Trustees of the Mac Elder Ozier Marital Trust
40 Burton Hills Blvd., Suite 300
Nashville, TN 37215

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Fifty Thousand and No/100 Dollars ($950,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of August, 2013.

Notary Public

SARA GEHRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 16, 2016

My Commission Expires: March 16, 2016

FOR AND IN CONSIDERATION OF the sum of Nine Hundred Fifty Thousand and No/100 Dollars ($950,000.00) the receipt and sufficiency of which are hereby acknowledged, **BETSY R. OZIER** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BETSY OZIER AND CUMBERLAND TRUST & INVESTMENT COMPANY, CO-TRUSTEES OF THE MAC ELDER OZIER MARITAL TRUST,** ("Grantee"), its successors and assigns, a certain tract or parcel of unimproved land located in Davidson County, State of Tennessee, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The property is improved property located in Davidson County, Tennessee, being located at 5133 Boxcroft Place Place, Nashville, TN 37205.

This conveyance is subject to all valid restrictive covenants and easements, if any of record, and taxes and assessments for the year 2013 and subsequent years, not yet due and payable (the "Record Matters").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to the Record Matters.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, except as to the Record Matters, to which this conveyance is expressly made subject.

Witness my hand this 28th day of August, 2013.

GRANTOR:

Betsy R. Ozier

BETSY R. OZIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sara Gehring, a Notary Public of said County and State, **BETSY R. OZIER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 28th day of August, 2013.

Sara Gehring

Notary Public

SARA GEHRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires March 16, 2016

(Seal)

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Boxcroft, as shown on the plat of record in Plat Book 4860, Page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 55.15 feet on the southeasterly side of Boxcroft Place and runs back between parallel lines that measure 145 feet to a line in the rear which measures 55.18 feet thereon.

Being the same property conveyed to Betsy R. Ozier, of record at Instrument No. 20120713-0061576, said Register's Office, dated July 6, 2012, and recorded July 13, 2012.