THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13090043

Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130082878 DEEDWARRSP
Recvd: 09/25/13 10:42 2 pgs
Fees:13.00 Taxes:1942.50

20130925-0100662

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $523,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2013.

Notary Public
My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
D. Mark Simmons and Martha Simmons 78 Concord Park W Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0-C 078.00 CO

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., Executor and Trustee of the Estate of Betty Scruggs Burnett** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D. Mark Simmons and Martha Simmons, 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 78, REVISION NO. 2 SUGARTREE, PHASE 2, as shown on plat of record in Plat Book 4860, Page 80, amended in Book 5370, Page 630, Book 5370, Page 633 and Book 5370, Page 636, 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 to Lonnie S. Burnett and wife, Betty Burnett by Warranty Deed from Mrs. June Sanders Roy, recorded on the 30th day of October, 1978 in Deed Book 5357, Page 158, in the Register's Office of Davidson County, Tennessee. The said Lonnie S. Burnett having since died on April 3, 2012. The said Betty Burnett having since died on April 24, 2013. Cumberland Trust & Investment Company having been given Letters of Testamentary on April 30, 2013 in case No. 13P746 in the Seventh Circuit Court of Davidson County, Tennessee. In accordance with the Last Will and Testament of Betty Scruggs Burnett, all property was to be left to the Trustee of the Betty Burnett Family Trust and Cumberland Trust & Investment Company having been designated as Trustee and Executor in said Last Will and Testament.

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.

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 the said 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:

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION NO. 2 SUGARTREE, PHASE 2, as recorded in Plat Book 4860, Page(s) 79-80, amended in Book 5370, Page 630, Book 5370, Page 633 and Book 5370, Page 636.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4874, Page 463, Book 4911, Page 356, Book 5152, Page 401, Book 5169, Page 426, Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466.

Charter of record in Book 5365, Page 903, Book 5636, Page 525, Book 5639, Page 45, Book 5683, Page 667 and Book 5683, Page 670, said Register's Office.

Landscaping easement of record in Book 5061, Page 285, said Register's Office.

Quitclaim Deed to Homeowners Association for Common Areas recorded in Book 5683, Page 675.

This is improved property located at 78 Concord Park W Nashville TN 37205.

Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 23rd day of September, 2013.

The Cumberland Trust & Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate or trust, 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 nor otherwise.

The Cumberland Trust & Investment Company, Executor and Trustee of the Estate of Betty Scruggs Burnett

By: _____ VP&T.O.
Don K. Watson, Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don K. Watson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President and Trust Officer of The 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 23rd day of September, 2013.

_____
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014