BILL GARRETT, Davidson County
Trans:T20130084552 DEEDWARRSP
Recvd: 10/01/13 09:40 3 pgs
Fees:18.00 Taxes:2497.50

20131001-0102712

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	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 30th day of September, 2013. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Charles D. Cline and Louise C. Cline 5121 Boxcroft Place Nashville, TN 37205	SAME	11613013900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE UNDER AGREEMENT WITH HALLE W. FOWLER, dated April 5, 2007**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLES D. CLINE AND LOUISE C. CLINE, HUSBAND AND**

WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Boxcroft, as of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cumberland Trust Company, Trustee under agreement with Halle W. Fowler dated April 5, 2007, by deed from Halle W. Fowler, dated April 5, 2007, of record in Instrument No. 20070409-0042047, Register' Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Grantor does covenant with said Grantees 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 made subject to:

1. 2013 taxes paid by Grantor, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Book 4860, page 28, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 4932, page 76; Book 4956, page 648 and in Book 5430, page 263, Register's Office for Davidson County, Tennessee and By-Laws of record in Book 5365, page 7, as Amended, Consolidated and Restated By-Laws of record in Instrument No. 20130725-0076994, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: 5121 Boxcroft Place, 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 Grantor, its successors and assigns, forever. 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 heirs and 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 Grantor 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.

WITNESS my hand this ~~30th~~ 27th day of September, 2013.

CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE UNDER AGREEMENT WITH HALLE W. FOWLER, DATED APRIL 5, 2007 executes this instrument 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 nor otherwise.

By: Judy Johnson, Trust Officer
Judy Johnson, Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY 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 is the **TRUST OFFICER,** of 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 ~~30th~~ 27th day of September, 2013

Shirley A. Mason
Notary Public

SHIRLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 7, 2017

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