THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110088**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $895,000.00. Affiant Subscribed and sworn to before me, this20th day of November, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130099190 DEEDWARRSP
Recvd: 11/22/13 09:07 2 pgs
Fees:13.00 Taxes:3311.50

20131122-0120289

SPECIAL WARRANTY DEED

Address New Owner: Ryan M. Moses and Katherine W. Moses 105 Westover Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13002008700

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 and Investment Company, a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan M. Moses and Katherine W. Moses, 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 No. 78 and the Northerly one-half (1/2) of Lot No. 77 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision shown of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, and being more particularly described as follows.

Said Lot No. 78 and the Northerly one-half (1/2) of Lot No. 77 front together 90 feet on the West side of Westover Drive and extend back Westerly between parallel lines 210 feet, more or less, to a rear line.

Being the same property conveyed to Arline H. Manning by Deed from Wilson S. Manning as shown of record as Instrument No. 20031014-0152484, Register's Office for Davidson County, Tennessee. The said Arline H. Manning having since died. See Probate Docket #07P-309.

Being the same property vested in Regions Bank, N.A., Trustee, by Executor's Quitclaim Deed shown of record as Instrument No. 20091123-0107357, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cumberland Trust and Investment Company, a Tennessee corporation by Trustee's Deed from Regions Bank, N.A., former Trustee of the Manning Family Trust and the Arline H. Manning ByPass Trust incorporated, recorded on the 27th day of January, 2011 in Instrument No. 20110127-0007622, 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.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 94 and 95.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 6969, Page 58.

This is improved property located at 105 Westover Drive, Nashville, TN 37205.

And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend title to said land to the said Grantee, its successors 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 Cumberland Trust and Investment Company are made in as full and ample a manner as it can and should do as such Executor and 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, Grantor has executed this instrument on this 19th day of September, 2013.

The Cumberland Trust and 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 Arline Manning Bypass Trust,
Cumberland Trust and Investment Company, Trustee

By: Charlotte English
Charlotte English, Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte English, a Trust Officer for Cumberland Trust and Investment Company, Trustee, 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 Cumberland Trust and Investment Company is the trustee of The Arline Manning Bypass Trust, 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 19th day of November, 2013.

Rebekah H. Williams
Notary Public

My Commission Expires: 3-16-2016

REBEKAH H. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 16, 2016