BILL GARRETT, Davidson County
Trans:T20140047382 DEEDWARRSP
Recvd: 07/02/14 14:53 3 pgs
Fees:18.00 Taxes:1363.45
20140702-0058461

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on June 30, 2014, by Cumberland Trust & Investment Company, as Executor of the Elizabeth C. Thompson Estate "Grantor," to James L. Maddux and ~~wife, Anne E.~~ *Anna E. Maddux,** "Grantee". **husband and wife

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Land in Davidson County, Tennessee, being lot No 11, on the plan of the Resubdivision of Lots No. 10 & 11, on the Plan of Green Hills Subdivision No. 2, as shown on plat of record in book 8250, page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Caldwell Thompson by Quit Claim Deed from Mary Louise Thompson, Coby Thompson and Ruth Gray Thompson of record in Book 7934, Page 757, Register's Office for Davidson County, Tennessee.

Elizabeth C. Thompson died testate on 03/19/2014 devising subject property to Cumberland Trust and Investment Company, Executor, as evidenced by the Last Will and Testament of Elizabeth C. Thompson filed in Will Document No 14P558, in the Probate Court Clerk's Office for Davidson County.

Map & Parcel: 11715014300

This property is known as: 1704 Green Hills Dr., Nashville, TN 37215.

Together with all the estate and rights of Grantor in the above-described premises.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

And Grantor does further covenant and bind itself, its successor or 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 & Investment Company are made in as full and ample a manner as it can and should do as such Executor, but no further and not 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.

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 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.

WITNESS Grantor's hand this the 30th day of June, 2014.

Cumberland Trust & Investment Company, Executor of the Elizabeth C. Thompson Estate

By: _____
Judy Johnson, AVP and Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2014, before me, personally appeared Judy Johnson, AVP and Trust Officer of Cumberland Trust and Investment Company, and who upon oath acknowledged such person to be AVP and Trust Officer of Cumberland Trust and Investment Company, and who executed the foregoing instrument for the purpose therein contained, by personally signing her name as AVP and Trust Officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notary seal.

_____
Notary Public

DON ... SON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 368,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30 day of June, 2014.

Affiant

(Seal)

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
James L. Maddux and wife, Anna E. Maddux	New Owner
1704 Green Hills Dr.	
Nashville, TN 37215	