BILL GARRETT, Davidson County
Trans:T20150000560 DEEDWARRSP
Recvd: 01/05/15 10:39 3 pgs
Fees:18.00 Taxes:1206.20
20150105-0000693

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

SPECIAL WARRANTY DEED

This Deed made December 22nd, 2014, by Cumberland Trust and Investment Company, Trustee for the Margaret C. Fernea Living Trust "Grantor," to Caroline Naylor and Stuart Naylor, joint tenants with right of survivorship "Grantee".

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 29 on the plan of Glendale Park, Section 1 as shown on plat of record in Plat Book 1130, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret C. Fernea, Trustee of the Margaret C. Fernea Revocable Living Trust dated July 15, 2002 by deed dated October 7, 2002 from Margaret Catherine Fernea, unmarried of record as Instrument No. 20021101-0134055, said Register's Office.

This property is improved and known as: 4306 Dale Avenue, Nashville, TN 37204.

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 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 and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary and not further nor otherwise.

WITNESS Grantor's hand this the 22nd day of December, 2014.

Cumberland Trust and Investment Company, Trustee for the Margaret C. Fernea Living Trust

By: _____
Dayton F. Hale, III, Trust Officer

STATE OF Tennessee
COUNTY OF Davidson

On this 22nd day of December, 2014, before me, personally appeared Dayton F. Hale, III of Cumberland Trust and Investment Company and who upon oath acknowledged such person to be the Trust Officer of Cumberland Trust and Investment Company, and who executed the foregoing instrument for the purpose therein contained, by personally signing his name as Trust Officer.

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

_____
Notary Public

My Commission Expires:

SARA GEHRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 16, 2016

STATE OF TN
COUNTY OF Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$326,000.00** 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 29th day of December, 2014.

_____
Affiant

_____
Notary Public

(Seal)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

My commission expires:
SEP 2 0 2016

Grantee(s) Name, Address:	Send Tax Statement To:
Naylor Properties, LLC	New Owner
4315 Dale Ave	- Same -
Nashville, TN 37204	