BILL GARRETT, Davidson County
Trans:T20150010267 DEEDWARRSP
Recvd: 02/10/15 10:22 6 pgs
Fees:33.00 Taxes:832.50
20150210-0012183

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Timothy M. Garrett 1922 Tinnin Road Goodlettsville, TN 37072	Same	02504002800 02504002900

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, CUMBERLAND TRUST & INVESTMENT COMPANY, TRUSTEE OF THE TIMOTHY M. GARRETT TRUST, CREATED UNDER THE WILL OF JOHN C. GARRETT, JR. ("Grantor"), and not further or otherwise, has bargained and sold, and by these presents transfers and conveys unto TIMOTHY M. GARRETT ("Grantee"), outright and free of trust, all of its right, title and interest as Trustee, in and to the real property located in Davidson County, Tennessee, more particularly described as follows:

Lot 1 on the Final Plat of Hilliard Lyons Trust Subdivision of record in Instrument No. 20150130-0009096, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Hilliard Lyons Trust Company, and its successors in trust, by quitclaim deed from the Bank of Goodlettsville, Trustee, dated September 12, 1995, of record in Book 9793, page 643, and described therein as (i) Tract 6 (Map/Parcel 025-04-0-028.00), (ii) Tract 7 (Map/Parcel 025-04-0-029.00), and (iii) and a portion of Tract 3 (Map/Parcel 018-16-0-189.00).

This is improved property known as 117 North Main Street, Goodlettsville, Tennessee.

Grantor became the successor trustee of the Timothy M. Garrett Trust, created under the Will of John C. Garrett, Jr., pursuant to that certain resignation and appointment agreement attached hereto as Exhibit A.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs, successors and assigns, forever.

Grantor covenants with 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 set forth on Exhibit B.

Grantor covenants and binds itself, its representatives and successors to warrant specially and forever defend the title to said real estate to Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not 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 Trustee, but not further or otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the trust of which it is the fiduciary and which is conveying the foregoing property.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of February, 2015.

CUMBERLAND TRUST & INVESTMENT COMPANY, TRUSTEE OF THE TIMOTHY M. GARRETT TRUST, CREATED UNDER THE WILL OF JOHN C. GARRETT, JR.

By: Charlotte English
Its: Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sara Gehring, a Notary Public, Charlotte English, Trust Officer 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 Cumberland Trust & Investment Company, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 5th day of February, 2015.

SARA GEHRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 16, 2016

Sara Gehring
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $225,000.

Timothy Matthew Jarrett
Affiant

Subscribed and sworn to before me this 5th day of February, 2015.

Jennifer A. Mustain
Notary Public

My Commission Expires:
12/19/2016

JENNIFER A MUSTAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

[see attached]

August 18, 2005

Ms. Diane M. Shelton
Hilliard Lyons Asset Management
P. O. Box 32760
Louisville, KY 40232-2760

Re: Timothy M. Garrett Trust U/W John C. Garrett Jr.

Dear Ms. Shelton:

Pursuant to the provisions of paragraph B and C of Article Eleventh of my father's will, I hereby remove Hilliard – Lyons Trust Company as trustee of the Timothy M. Garrett Trust U/W John C. Garrett Jr. and appoint Cumberland Trust & Investment Company as successor trustee.

Yours truly,

Timothy M. Garrett

Timothy M. Garrett

Date: 8-24-05

Hilliard - Lyons Trust Company hereby tenders its resignation as trustee of the Timothy M. Garrett Trust U/W John C. Garrett, Jr. effective as of the date of acceptance of appointment as successor trustee by Cumberland Trust & Investment Company.

Dated this 20th day of September, 2005.

HILLARD – LYONS TRUST COMPANY

By: Diane M. Shelton

Title: Vice President

Acknowledged and Accepted:

CUMBERLAND TRUST & INVESTMENT COMPANY

By: Marlene R Diamond VP

Title: Vice President

Date: 8/25/05

Exhibit B

1. Unpaid real estate taxes for 2015 and subsequent years; 2015 real estate taxes shall be assumed by Grantee.

2. All applicable building and zoning restrictions.

3. All easements and restrictions of record.

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