This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150028203 DEEDWARRSP
Recvd: 04/15/15 10:35 3 pgs
Fees:18.00 Taxes:155.40
20150415-0033198

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Allen & Company Property Management, LLC	Allen & Company Property Management, LLC	
370 Wallace Road, D-19	635 Sneed Road	147-03-0B-039.00-CO
Nashville, TN 37211	Franklin, TN 37064	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Cumberland Trust and Investment Company, Trustee for Ricky Dale Addison Trust** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Allen & Company Property Management, LLC, a Tennessee Limited Liability Company** (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-19, together with the appurtenant interest in the common elements of Southern Hills Condominium, a horizontal property regime established by Master Deed, of record in Book 6594, page 502, amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Cumberland Trust and Investment Company, Trustee for Ricky Dale Addison Trust by Warranty deed from Valerie L. Brown, unmarried and Martha L. Kelley, unmarried of record in Instrument No. 20091103-0010616 Register's Office for Davidson County, Tennessee, dated October 29, 2009 and recorded on November 03, 2009.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **370 Wallace Rd, #D19, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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/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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 13th day of April, 2015.

Cumberland Trust and Investment Company,
Trustee for Ricky Dale Addison Trust

BY: D. F. Hale, III, Trust Officer
Dayton F. Hale, III
Trust Officer for Special Assets

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dayton F. Hale, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trust Officer for Special Assets of Cumberland Trust and Investment Company, Trustee for Ricky Dale Addison Trust, the within named bargainor, and that he as such Trust Officer for Special Assets, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office in Brentwood, Tennessee, on this 13th day of April, 2015.

My commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$42,000.00**.

Affiant

Subscribed and sworn to before me this 13th day of April, 2015.

Notary Public

My Commission Expires: 3/25/19

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Exhibit "A"

1. 2015 Davidson County taxes which have been prorated and assumed by Grantee.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southern Hills Condominium of record in Book 6594, Page 502, as amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee.

3. Charter of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 563, in the Register's Office for Davidson County, Tennessee.

4. Sewer easement conveyed to the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4435, page 29, in the Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 6695, page 22, in the Register's Office for Davidson County, Tennessee.

6. HOA Charter of record in Book 6576, page 69, in the Register's Office for Davidson County, Tennessee.

7. Deed of Conveyance of record in Book 11201, page 741, in the Register's Office for Davidson County, Tennessee.

8. By-Laws of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 547, in the Register's Office for Davidson County, Tennessee.