15-0573

Return To:
Four Star Title, LLC
2606 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160008877 DEEDWARRSP
Recvd: 02/02/16 10:42 2 pgs
Fees:13.00 Taxes:636.40
20160202-0009984

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

SPECIAL WARRANTY DEED

This Deed made on January 15th, 2016, by Cumberland Trust and Investment Company of Nashville, as Trustee of The James G. Ruppert TUW, fbo Amanda Varden, (the "Trust"), hereinafter, "Grantor" to Kelly Ann McBride, "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 more particularly described as follows: Being Lot No. 451 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cumberland Trust and Investment Company, Trustee of The James G. Ruppert TUW, fbo Amanda Varden by Warranty Deed from Lindsey Katherine Irvin and husband, Timothy W. Irvin, his Attorney-in-Fact, dated 05/19/2010 and filed for record on 06/04/2010 in Instrument Number 20100604-0043411, Register's Office for Davidson County, Tennessee.

Map and Parcel Number 65.05-35

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 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:

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.

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 property is known as: 4805 Smokey Drive, Old Hickory, Tennessee, 37138

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 Trustee but no further nor 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.

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 and not further nor otherwise.

Cumberland Trust & Investment Company,
Trustee of The James G. Ruppert TUW,
fbo Amanda Varden

By: _____
Dayton F. Hale, III
Its: Assistant Vice President and Special Assets Officer

STATE OF TENNESSEE
COUNTY OF Williamson

On this date 15th day of January, 2016, before me, personally appeared Dayton F. Hale, III, A.V.P and Special Assets Officer of Cumberland Trust & Investment Company, Trustee of The James G. Ruppert TUW, fbo Amanda Varden, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal this 15th day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 12/27/2016

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

State of TENNESSEE
County of Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$172,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 15 day of January, 2016.

_____
Affiant

(Seal)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES:

_____
Notary Public

My commission expires:
3-7-16

Grantee(s) Name, Address:	Send Tax Statement To:
Kelly Ann McBride	InterLinc Mtg.
4805 Smokey Dr.	10613 West Sam Houston Pkwy N. Ste 200
Old Hickory, TN 37138	Houston, TX
	77064