This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160025245 DEEDWARRSP
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Fees:13.00 Taxes:2041.55
20160329-0029503

SPECIAL WARRANTY DEED

This Deed made on March 23rd 2016 by Cumberland Trust and Investment Company of Nashville, as Executor of The Estate of Samuel F. Farrar, Jr., hereinafter, "Grantor" to Scott Douglass and Lauren Douglass, husband and wife, "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 No. 10 on the Plan of Chickering Park, Section Two of record in Book 2663, Page 73, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel Fleming Farrar, Jr. by Quitclaim Deed from Ann Lanier Farrar, dated 03/25/2002 and filed for record on 03/26/2002 in Instrument No. 20020326-0036444, Register's Office for Davidson County, Tennessee. The said Samuel F. Farrar, Jr. having since died, Probate file No. 14P255 of record in Davidson County, Tennessee.

Map & Parcel: 144 06 0 015.00

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: 1119 Chickering Park Drive, Nashville, TN 37215

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 capacity and not further nor otherwise.

Cumberland Trust & Investment Company,
Executor of The Estate of Samuel F. Farrar, Jr.

By: _____
Judith L. Johnson
Vice President and Trust Officer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of March, 2016, before me, personally appeared Judith L. Johnson, Vice President and Trust Officer of Cumberland Trust & Investment Company, Executor of The Samuel F. Farrar, Jr. Estate, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal this 23rd day of March, 2016.

DONNA J. WOODEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: 1-2-2018

_____
NOTARY PUBLIC
My Commission Expires: 07/02/18

(Seal)

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 **$551,771.00** 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 23rd day of March, 2016.

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

_____
Affiant

(Seal)

_____
Notary Public
My commission expires: 5-27-19

Grantee(s) Name, Address:	Send Tax Statement To:
Scott Douglass and Lauren Douglass	New Owner
1119 Chickering Park Dr	
Nashville, TN 37215	