This Instrument Was Prepared By
And After Recording Return To:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160034593 DEEDWARRSP
Recvd: 04/27/16 10:03 2 pgs
Fees:13.00 Taxes:1665.00
20160427-0040894

SPECIAL WARRANTY DEED

This Deed made on April 21, 2016, by Cumberland Trust and Investment Company of Nashville, as Trustee of the Robert H. Broyles Irrevocable Trust u/a/d May 29, 1997, as restated and amended December 11, 2012, (the "Trust"), hereinafter, "Grantor" to Roger L. Davis and Nancy W. Davis, husband and wife, as to a 95% undivided interest, and to Lee Braeden Davis, unmarried, as to a 5% undivided interest, as tenants in common, "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 lying in Davidson County, Tennessee, being all of Lot No. 2 on the Plan of Resubdivision of Lot Nos. 1 and 2, A. L. Mitchell Subdivision, of record in Plat Book 8250, page 60, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to Cumberland Trust & Investment Company, Trustee of the Robert H. Broyles Irrevocable Trust u/a/d May 29, 1997, as restated and amended December 11, 2012, by Trustee's Deed from Cumberland Trust & Investment Company, Successor Trustee of the Robert H. Broyles Revocable Living Trust u/a/d May 29, 1997, filed for record on 2/05/2016 in Instrument Number 20160205-0011270, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert H. Broyles, Trustee of the Robert H. Broyles Revocable Living Trust u/a/d May 29, 1997, by Warranty Deed from Roxanne Nelson Hood and David Hood, husband of Roxanne Nelson Hood, dated 08/02/2013 and filed for record on 08/05/2013 in Instrument Number 20130805-0081368, Register's Office for Davidson County, Tennessee. The said Robert H. Broyles having died on 07/26/2015.

This property is known as: 8968 Highway 100, Nashville, Tennessee, 37221.
Map and Parcel 168-199.00

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.

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,
Trustee of the Robert H. Broyles Irrevocable
Trust u/a/d May 29, 1997, as Amended and
Restated December 11, 2012

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

STATE OF TENNESSEE
COUNTY OF Williamson

On this date 21st day of April, 2016, before me, personally appeared Dayton F. Hale, III, Assistant Vice President and Special Assets Officer of Cumberland Trust & Investment Company, Trustee of the Robert H. Broyles Irrevocable Trust u/a/d May 29, 1997, as Amended and Restated on December 11, 2012, 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 21st day of April, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 12/27/2016

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

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$450,000.00** 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 22 day of April, 2016.

_____
Affiant

_____
Notary Public

My commission expires:
10/23/19

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

Grantee(s) Name, Address:	Send Tax Statement To:
Roger L. Davis and Nancy W. Davis, et al	
8968 Highway 100	SAME
Nashville, Tennessee 37221	