39B

Attached to this Warranty Deed is the Certificate of Trust.

BILL GARRETT, Davidson County
Trans:T20160035052 DEEDWARR
Recvd: 04/28/16 11:05 4 pgs
Fees:23.00 Taxes:1104.45
20160428-0041460

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of April, 2016 by and between Karen J. Sanclemente, Trustee of the Sweet Bay Trust, hereinafter referred to as GRANTOR, and Jonathan Hinton and Natalya Hinton husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 665 as shown on the map entitled Harpeth Woods Section of Harpeth Valley Park, of record in Plat Book 4860, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen San Clemente, Trustee of the Sweet Bay Trust, by Quitclaim Deed from Justin A. Cutler, dated March 9, 2016, recorded March 23, 2016, of record in Instrument No. 20160323-0027568, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Justin A. Cutler by Quitclaim Deed from Umbrella Investment Corporation, dated July 16, 2013, recorded July 17, 2013, of record in Instrument No. 20130717-0073863, Register's Office for Davidson County, Tennessee. Further previously being the same property conveyed to Umbrella Investment Corporation, by General Warranty Deed from KT Investments, LLC, dated September 10, 2004, recorded September 10, 2004, of record in Instrument No. 20040910-0109799, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 774 Goodpasture Terrace, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Karen J. Sanclemente, Trustee of the Sweet Bay Trust

By: Karen J. Sanclemente, Trustee
Karen J. Sanclemente, Trustee

CORPORATE
STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Karen J. Sanclemente** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of Sweet Bay Trust, the within named bargainor, a Trust and that she as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as **Trustee**.

Witness my hand and seal, at office in Franklin, this the 22nd day of April, 2016.

Notary Public
My Commission Expires:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Jonathan Hinton and Natalya Hinton
774 Goodpasture Terrace,
Nashville, TN 37221

Send Tax Statements to:

F&M Bank
2021 Richard Jones Rd Ste. 200
Nashville TN 37215

Map & Parcel: 156-02-157.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $298,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of April, 2016.

Notary Public
My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-163

Prepared by: Land Title South, Inc.
3326 Aspen Grove Dr. Suite 400
Franklin, TN 37067

CERTIFICATION OF TRUST
Pursuant to TN Code §35-15-1013

This Certification of Trust is signed by a currently active Trustee of the SWEET BAY TRUST AGREEMENT dated JUNE 26, 2015, who declares:

1. The Settlor of the trust was Catherine S. Cutler.
2. The name and address of currently acting trustee(s) is:
   a. Name: KAREN J. SANCLEMENTE
   b. Address:SPRING HILL, TN

3. Powers of the trustee regarding real estate:
   The Trustee is authorized and empowered to hold, manage, control, sell, convey, lend, invest and reinvest the corpus of any trust herein created in such a way and manner and when and as often as the Trustee deems is in the best interest of the trusts; to collect and receive the income from the trust; to pay all expenses and taxes, including reasonable compensation to the Trustee; to employ and pay agents and attorneys and others when in the judgment of the Trustee it is necessary or proper for the protection, management, or preservation of any trust herein created; to compromise, arbritrate, or otherwise adjust claims in favor of or against any trust herein created; to execute deeds and bills of sale to real or personal property or any interest therein, including the making of leases to extend for a period beyond the termination of the trusts; to invest and reinvest the proceeds of any sale or sales in other property, real or personal, as said Trustee may deed desirable and for the best interest of the trusts.

4. This trust is [initial one]
   a. KJS irrevocable
   b. _____ revocable

5. Authority of co-trustees to sign; There are no Co-Trustees,

6. Trust's taxpayer identification number. If SSN is used, when document is recorded, all but last 4 digits will be redacted. : 47-7120858

7. Manner of taking title to trust property: Karen San Clemente, Trustee of the Sweet Bay Trust, and her successors in trust,

The undersigned certifies that the trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification to be incorrect. This Affidavit is made for the purpose of inducing the title company to insure the title to the property in reliance upon the accuracy of the facts stated herein.

Karen J Sanchmeta TRUSTEE
Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 22 day of April, 2016 by Karen J. Sanchmeta, Trustee.

My commission expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

Notary Public
Notary ID _____
Expiration date: _____
[photographically reproducible seal]