BILL GARRETT, Davidson County
Trans:T20160044389 DEEDWARRSP
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Fees:33.00 Taxes:421.80
20160526-0052968

This Instrument Prepared By:
Lillian R. Gilmer, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: ("Grantor")
CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE DOUGLAS OVERTON HERNDON LIVING TRUST DATED AUGUST 12, 1996 F/B/O DOUGLAS MICHAEL HERNDON, AS TO 50% UNDIVIDED INTEREST, AND CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE DOUGLAS OVERTON HERNDON LIVING TRUST DATED AUGUST 12, 1996 F/B/O PATRICIA ELOISE HERNDON, AS TO A 50% UNDIVIDED INTEREST, Trustee, Douglas O. Herndon Trust

Map and Parcel Number:
161-12-0A-019.00-CO

To: ("Grantee")
YUZHU GONG

Address New Owner:
Yuzhu Gong
5722 Hickory Plaza Drive, Unit B-4
Nashville, Tennessee 37211

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Yuzhu Gong
5722 Hickory Plaza Drive, Unit B-4
Nashville, Tennessee 37211

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fourteen Thousand and No/100 Dollars ($114,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 8th day of April, 2016.

Notary Public

My Commission Expires: MARCH 7, 2017

LISA D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Hundred Fourteen Thousand and No/100 Dollars ($114,000.00) the receipt and sufficiency of which are hereby acknowledged, **CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE DOUGLAS OVERTON HERNDON LIVING TRUST DATED AUGUST 12, 1996 F/B/O DOUGLAS MICHAEL HERNDON, AS TO 50% UNDIVIDED INTEREST, AND CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE DOUGLAS OVERTON HERNDON LIVING TRUST DATED AUGUST 12, 1996 F/B/O PATRICIA ELOISE HERNDON, AS TO A 50% UNDIVIDED INTEREST** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **YUZHU GONG**, an unmarried individual ("Grantee"), his successors and assigns, certain improved property located in Davidson County, State of Tennessee, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The property is improved property located in Davidson County, Tennessee, being located at 5722 Hickory Plaza Drive, Unit B-4, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to the following matters:

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 161-12-0A-019.00-CO.

2. Declaration of Covenants, Conditions and Restrictions for Hickory Plaza Office Townhomes of record in in Book 6457, page 189, as amended in Book 7857, Page 594, said Register's Office.

3. Rights of others in and to any common areas and/or elements.

4. The premises herein insured is a condominium established pursuant to the provisions of the Tennessee "Horizontal Property Act", as same is set out in Section 66-27-101 et seq., of 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 easements, rights and interests in favor of other unit owners and other easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of record in Book 6457, page 189 as amended in Book 7857, page 594, and Master Deed of record in Book 8000, page 910, said Register's Office, for Hickory Plaza Office Townhouses establishing a Horizontal Property Regime of Hickory Plaza Office Townhouses.

5. Rights of tenants under unrecorded leases.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and 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 and 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 estate of which it is the fiduciary and which is conveying the foregoing property.

[Signatures on Following Page]

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 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.

Witness my hand this 8th day of March, April 2016.

GRANTOR:

CUMBERLAND TRUST & INVESTMENT COMPANY, TRUSTEE OF THE DOUGLAS OVERTON HERNDON LIVING TRUST DATED AUGUST 12, 1996 F/B/O DOUGLAS MICHAEL HERNDON, AS TO 50% UNDIVIDED INTEREST

By: Dayton Hale

Dayton Hale, Trust Officer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAYTON HALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trust Officer of Cumberland Trust & Investment Company, trustee of the Douglas Overton Herndon Living Trust dated August 12, 1996 F/B/O Douglas Michael Herndon, as to 50% undivided interest, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 8 day of ~~March~~ APRIL, 2016.

Notary Public

LISA D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: MARCH 7, 2017.

[Additional Signature on Following Page]

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 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.

Witness my hand this 8th day of ~~March~~ April, 2016.

GRANTOR: **CUMBERLAND TRUST & INVESTMENT COMPANY, TRUSTEE OF THE DOUGLAS OVERTON HERNDON LIVING TRUST DATED AUGUST 12, 1996 F/B/O PATRICIA ELOISE HERNDON, AS TO A 50% UNDIVIDED INTEREST**

By: _____
Dayton Hale, Trust Officer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAYTON HALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Trust Officer of Cumberland Trust & Investment Company, trustee of the Douglas Overton Herndon Living Trust dated August 12, 1996 F/B/O Patricia Eloise Herndon, as to 50% undivided interest, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 8 day of ~~March~~ APRIL, 2016.

_____
Notary Public

LISA D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: MARCH 7, 2017.

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. B-4 on the Plan of Hickory Plaza Office Townhouses of record in Book 6250, page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cumberland Trust and Investment Company, Trustee of The Douglas Overton Herndon Living Trust dated August 12, 1996 F/B/O Douglas Michael Herndon, as to 50% undivided interest, and Cumberland Trust and Investment Company, Trustee of the Douglas Overton Herndon Living Trust dated August 12, 1996 F/B/O Patricia Eloise Herndon, as to a 50% undivided interest, Trustee, Douglas O. Herndon Trust from Cumberland Trust and Investment Company, the duly-appointed successor trustee of the Douglas Overton Herndon Living Trust for Eloise Bryant Herndon and Patricia Eloise Herndon, Douglas Michael Herndon and their natural issue dated August 12, 1996, Devisee under the Last Will and Testament of Douglas Overton Herndon, deceased (the "Decedent"), who died on November 15, 2013, and whose estate is being administered in the Chancery Court of Williamson County, Tennessee, Docket No P7257, of record as Instrument No. 20141022-0097276, Register's Office for said County.