BILL GARRETT, Davidson County
Trans:T20160093441 DEEDWARRSP
Recvd: 10/24/16 09:28 2 pgs
Fees:13.00 Taxes:444.00
20161024-0111873

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

SPECIAL WARRANTY DEED

This Deed made on October 20, 2016, by The Estate of Edwin A. Settle, Cumberland Trust & Investment Co., Executor, (the "Estate"), hereinafter, "Grantor" to Terry K. Pegram, Jr., an unmarried man, hereinafter, "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. 183 on the map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, and described more particularly as follows:

Said Lot No. 183 fronts 70 feet on the east side of Aladdin Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Edwin Allen Settle, unmarried, by Quitclaim Deed from Peggy Oakley Settle, divorced, dated 10/18/1971 and recorded on 12/06/1971 in Book 4558, page 525, Register's Office for Davidson County, Tennessee. The said Edwin Allen Settle having since died, Cumberland Trust & Investment Co. was appointed as Executor of the Estate of Edwin A. Settle in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 16P707.

This is property also known as 1002 Aladdin Drive, Nashville, Tennessee, 37217.

Map and Parcel: 107-14-116

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 Executor 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.

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.

The Estate of Edwin A. Settle,
Cumberland Trust & Investment Co., Executor

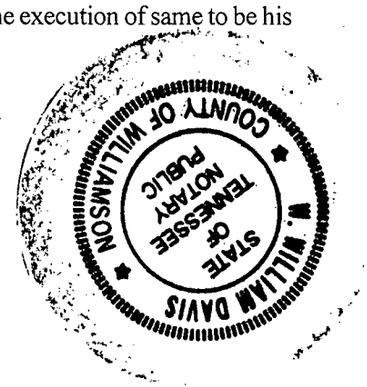
By: _____
Dayton F. Hale, III
Assistant Vice President and Special Assets Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this date 20 day of October, 2016, before me, personally appeared Dayton F. Hale, III, Assistant Vice President and Special Assets Officer, Executor of the Estate of Edwin A. Settle, 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 20 day of October, 2016.

_____
NOTARY PUBLIC



My Commission Expires: 12/27/2016

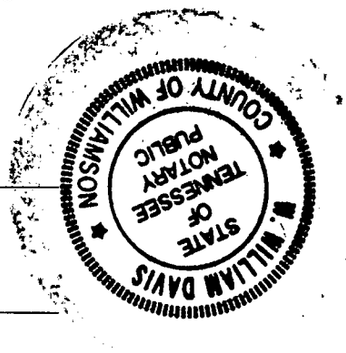
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$120,000.00,** 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 21st day of October, 2016.

Terry K Pegram Jr.
Affiant

_____
NOTARY PUBLIC



My commission expires: 12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Terry K. Pegram, Jr.	U.S. Bank National Association
1002 Aladdin Drive	2300 Wall Street
Nashville, TN 37217	Ste. A
	Norwood, OH 45212