Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160100519 DEEDWARRSP
Recvd: 11/15/16 08:34 2 pgs
Fees:13.00 Taxes:2216.30
20161115-0120071

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

SPECIAL WARRANTY DEED

This Deed made on November 14, 2016, by The Chester Goodwin Sadler Restated Revocable Trust u/a/d September 14, 2015, Cumberland Trust and Investment Company, Trustee, (the "Trust"), hereinafter, "Grantor" to Chad Jones and Reagan Jones, 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. 3 on the Plan of Nanearle Acres, as of record in Book 1424, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 fronts 185 feet on the westerly side of Franklin Pike and runs back between parallel lines 480 feet to a dead line.

Being the same property conveyed to Chester Goodwin Sadler, Trustee of The Chester Goodwin Sadler Revocable Trust u/t/a dated July 7, 2011, by Warranty Deed from Chester Goodwin Sadler (being the same person as Chester Sadler), an unmarried person, dated 07/18/2011 and filed for record on 08/25/2011 in Instrument Number 20110825-0065912, Register's Office for Davidson County, Tennessee. Cumberland Trust and Investment Company being appointed Trustee of The Chester Goodwin Sadler Restated Revocable Trust u/a/d September 14, 2015.

This is improved property also known as 5205 Franklin Pike, Nashville, Tennessee, 37220.

Map and Parcel: 117053800

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.

The Chester Goodwin Sadler Restated Revocable Trust u/a/d September 14, 2015, Cumberland Trust and Investment Company, Trustee

By: _____
Dayton F. Hale, III
VP and Special Assets Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of November, 2016, before me, personally appeared Dayton F. Hale, III, VP and Special Assets Officer for Cumberland Trust and Investment Company, Trustee for The Chester Goodwin Sadler Restated Revocable Trust u/a/d September 14, 2015, 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 7th day of November, 2016.

_____
NOTARY PUBLIC

WILLIAM DAVIS ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF WILLIAMSON

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 **$599,000.00** 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 10th day of November, 2016.

_____
AFFIANT

_____
NOTARY PUBLIC

TARA JONES ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Chad Jones and Reagan Jones	SAME
5205 Franklin Pike	
Nashville, TN 37220	