This Instrument Was Prepared By:
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219 Ward Circle, Suite 6
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170001450 DEEDWARRSP
Recvd: 01/06/17 09:30 2 pgs
Fees:13.00 Taxes:2005.40
20170106-0001666

SPECIAL WARRANTY DEED

This Deed made on January 4, 2017, by The Richard E. Ragsdale Unified Credit Trust F/B/O Bethany Ragsdale Corrieri, as amended, under Agreement dated effective December 31, 2006 (through scrivener's error the date of the trust was incorrectly listed as December 3, 2006, instead of December 31, 2006), as modified under Agreement dated February 28, 2013, Cumberland Trust and Investment Company, Trustee, (the "Trust"), hereinafter, "Grantor" to The Amended and Restated Olga Stone Servay Trust Agreement dated August 26, 1997, Olga Stone Servay, Trustee, "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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1910 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument Number 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Cumberland Bank and Trust Company, Trustee of the Richard E. Ragsdale Unified Credit Trust F/B/O Bethany Ragsdale Corrieri, as amended under Agreement dated effective December 3, 2006, by Executor's Quitclaim Deed from Richard E. Ragsdale, Executor of the Estate of Anne E. Ragsdale, dated 08/13/2009 and filed for record on 08/27/2009 as Instrument Number 20090827-0080676, Register's Office for Davidson County, Tennessee.

This is improved property also known as 301 Demonbreun Street, #1910, Nashville, Tennessee, 37201.
Map and Parcel: 093060A30600CO

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 Richard E. Ragsdale Unified Credit Trust F/B/O Bethany Ragsdale Corrieri, as amended, under Agreement dated effective December 31, 2006, as modified under Agreement dated February 28, 2013, 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 January, 2017, before me, personally appeared Dayton F. Hale, III, VP and Special Assets Officer for Cumberland Trust and Investment Company, Trustee for The Richard E. Ragsdale Unified Credit Trust F/B/O Bethany Ragsdale Corrieri, as amended, under Agreement dated effective December 31, 2006, as modified under Agreement dated February 28, 2013, 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 January, 2017.

_____
NOTARY PUBLIC

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires:
12/19/2020

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 **$542,000.00** 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 5th day of January, 2017.

_____
AFFIANT

Elizabeth Collins
NOTARY PUBLIC

ELIZABETH COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires:
10/23/19

Grantee(s) Name, Address:	Send Tax Statement To:
Olga Stone Servay, Trustee	
The Amended and Restated Olga Stone Servay Trust Agreement dated December 26, 1997	SAME
201 South Narcissus Ave.	
West Palm Beach, FL 33401	