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

BILL GARRETT, Davidson County
Trans:T20170077274 DEEDWARRSP
Recvd: 09/05/17 09:40 2 pgs
Fees:13.00 Taxes:4440.00
20170905-0090742

SPECIAL WARRANTY DEED

This Deed made on August 30, 2017, by Cumberland Trust & Investment Company, Trustee of the Richard E. Ragsdale Unified Credit Trust Agreement F/B/O Bethany Ragsdale Corrieri as amended under Agreement dated December 31, 2006, and as modified under Agreement dated February 28, 2013, hereinafter, "Grantor" to Beth Scott Clayton and Timothy L. Amos, wife and husband, as tenants by the entirety, "Grantee".

Grantor, with full power to transfer and convey without the joinder of any beneficiary, 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 good and marketable fee simple title to the following described real property:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sneed Estates, as of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the easterly margin of Lindawood Drive, at the common corner of Lot Nos. 1 and 3 of said subdivision; thence eastwardly with the line between said two lots, 170 feet to a point; thence southwardly with the line between Lot Nos. 1 and 2, 240.2 feet to a point in the northerly margin of Trimble Road; thence with the margin of the same, westwardly 140 feet to a point, the beginning of a curve with a radius of 25 feet; thence northwestwardly around said curve 38.7 feet to a point in the easterly margin of Lindawood Drive; thence northwardly with the margin of the same, 212 feet to the point of beginning.

Being the same property conveyed to Anne E. Ragsdale, Trustee of the Richard E. Ragsdale Unified Credit Trust for the benefit of Bethany Corrieri under Trust Agreement dated December 30, 1992, by Warranty Deed from Mary Dee Ralstone, joined by spouse, Michael A Ralston, dated 10/04/2004 and filed for record on 10/05/2004 in Instrument Number 20041005-0120143, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3544 Trimble Road, Nashville, Tennessee, 37215.

Tax Parcel Identification Number: 13105001000

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 good and marketable title to 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 maters on the plan of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee, and taxes and assessments for the year 2017 and subsequent years.

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.

Cumberland Trust & Investment Company, Trustee for the Richard E. Ragsdale Unified Credit Trust Agreement F/B/O Bethany Ragsdale Corrieri as amended under Agreement dated December 31, 2006, as modified under Agreement dated February 28, 2013

By: Lisa C. Torch

Lisa C. Torch
VP and Special Assets Officer

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of August, 2017, before me, personally appeared Lisa C. Torch, VP and Special Assets Officer for Cumberland Trust and Investment Company, Trustee for the Richard E. Ragsdale Unified Credit Trust Agreement F/B/O Bethany Ragsdale Corrieri as amended under Agreement dated 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 her free act and deed.

WITNESS my hand and official seal this 30th day of August, 2017.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

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 **$1,200,000.00** 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 31 day of August, 2017.

AFFIANT

NOTARY PUBLIC

ELIZABETH LEVEN CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 10-23-2019

My Commission Expires: 10/23/19

Grantee(s) Name, Address:	Send Tax Statement To:
Beth Scott Clayton and Timothy L. Amos	
3544 Trimble Road	NEW OWNER
Nashville, TN 37215	