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

Bill Garrett Davidson County
Batch# 19684 **DEEDWARRSP**
10/31/2017 10:49:02 AM 6 pgs
Fees: $33.00 Taxes: $8,880.00



20171031-0111451

Grantee(s) Name, Address:	Send Tax Statement To:
Sanctuary Trust Agreement Dated Oct. 26, 2017	
5 St. James Place	NEW OWNER
Nashville, TN 37215	

SPECIAL WARRANTY DEED

This Deed made on October 25, 2017, by Sue G. Atkinson and Cumberland Trust and Investment Company, Co-Trustees of the Marvin T. Runyon, Jr. Marital Trust- QTIP Share Under Will Dated 01/15/04, (the "Trust"), hereinafter, "Grantor" to Laurence M. Papel, Trustee, his successors and assigns under the Sanctuary Trust Agreement Dated October 26, 2017, "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:

See Exhibit "A" Attached Hereto

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, as shown on "Exhibit B" attached hereto.

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.

Marvin T. Runyon, Jr. Marital Trust-
QTIP Share Under Will Dated 01/15/04

By: _____
Sue G. Atkinson, Co-Trustee

By: _____
Cumberland Trust & Investment Co.,
Co-Trustee, by Dayton F. Hale, III,
VP and Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2017, before me, personally appeared Sue G. Atkinson, Co-Trustee for The Marvin T. Runyon, Jr. Marital Trust- QTIP Share Under Will Dated 01/15/04, 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 25th day of October, 2017.

_____
NOTARY PUBLIC
My commission expires: 12/19/20

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2017, before me, personally appeared Dayton F. Hale, III, VP and Special Assets Officer for Cumberland Trust & Investment Co., Co-Trustee for The Marvin T. Runyon, Jr. Marital Trust- QTIP Share Under Will Dated 01/15/04, 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 25th day of October, 2017.

_____
NOTARY PUBLIC
My commission expires: 12/19/20

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

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 **$2,400,000.00** 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 25th day of October, 2017

_____
AFFIANT

_____
NOTARY PUBLIC
My commission expires: 12/19/20

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

EXHIBIT "A"
Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a parcel of land in the 34th Councilmanic District of Davidson County, City of Forest Hills, Tennessee, located west of Saint James Place, West of Chickering Lane, and being shown as Parcel 014.00 and Parcel 024.00 on Davidson County Tax Map 144-09, belonging to Marvin T. Runyon, Jr. Marital Trust as evidenced in Instrument Number 20051228-0155739 in the Register's Office for Davidson County, Tennessee (RODCT), said parcel also being shown in the Resubdivision of parcels 15 and 21 as of record in Plat Book 6900, Page 941, and being more particularly described as follows:

To get to the point of beginning start at an iron pin located at the west end of Saint James Place, said iron pin being the southeast corner of Parcel 021.00 as shown on Map 144-09, belonging to Atkinson, as evidenced in Instrument 20151117-0116688 (RODCT), and said iron pin being the northwest corner of Parcel 022.00 as shown on Map 144-09, belonging to Hunter, as evidenced in Deed Book 8311, Page 46 (RODCT), thence; with the northwest line of said parcel 022.00, South 43 degrees 30 minutes 50 seconds West a distance of 476.26 feet to an iron pin, said iron pin being the point of BEGINNING, and said iron pin being the southwest corner of said Parcel 022.00, said iron pin also being the northwest corner of Parcel 016.00 as shown on Map 144-09, belonging to Beaman, as evidenced in Instrument 20031106-0163444 (RODCT), thence;

1) With the east line of the property herein described, and with the west line of Parcel 016.00, South 00 degrees 54 minutes 53 seconds West a distance of 112.17 feet to a monument, said monument being an interior corner of Parcel 016.00, and said monument being the northeast corner of Parcel 004.00 as shown on Map 144-09, belonging to Patton, as evidenced in Deed Book 9511, Page 749, said monument also being the southeast corner of the property herein described, thence;

2) With the south line of the property herein described, and with the north line of Parcel 004.00, North 83 degrees 57 minutes 40 seconds West, a total distance of 809.81 feet to an iron pin, said iron pin being on the east line of Parcel 003.00 as shown on Map 144-09, belonging to Kear, as evidenced in Instrument 20151223-0128980 (RODCT), said iron pin being the southwest corner of the property herein described, thence;

3) With the west line of the property herein described, and with the east line of Parcel 003.00 North 04 degrees 53 minutes 16 seconds East a distance of 49.87 feet to an iron pin, said iron pin being an interior corner of Parcel 003.00, said iron pin also being an interior corner of the property herein described, thence;

4) With the south line of Parcel 003.00, South 84 degrees 03 minutes 57 seconds East a distance of 82.64 feet to an iron pin, said iron pin being the southeast corner of Parcel 003.00, and said iron pin being an interior corner of the property herein described, thence:

5) With the east line of Parcel 003.00, North 05 degrees 06 minutes 54 seconds East a distance of 305.03 feet to an iron pin, said iron pin being on the south line of Parcel 002.00 as shown on Map 144-09, belonging to Pinnacle Trust, as evidenced in Instrument 20161101-0115269 (RODCT), said iron pin being the northeast corner of Parcel 003.00, and said iron pin also being the northwest corner of the property herein described, thence;

6) With the south line of Parcel 002.00, South 84 degrees 53 minutes 33 seconds East a distance of 403.77 feet to a point, said point being the southeast corner of Parcel 002.00, and said point being the southwest corner of Parcel 015.00 as shown on Map 144-05, belonging to King Investment Company, as evidenced in Instrument 20050317-0029630 (RODCT), said point also being the west corner of Parcel 015.00 as shown on Map 144-09, belonging to Atkinson, as evidenced in Instrument 20151117-0116688 (RODCT), said point being an interior corner to the property herein described, thence;

7) With the north line of the property herein described, South 67 degrees 17 minutes 48 seconds East a distance of 321.01 feet to a mag nail, said mag nail being the northeast corner of the property herein described, thence;

8) With the east line of the property herein described, South 01 degrees 45 minutes 02 seconds West a distance of 158.23 feet to an iron pin, said iron pin being the point of BEGINNING, containing 5.6839 acres or 247,594 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated October 23, 2017.

Said property is also served by a 25 foot Public Utility and Ingress-Egress Easement Crossing Parcel 021.00, as shown on Map 144-09, as of record in Deed Book 7891, Page 626 and being more particularly described as follows:

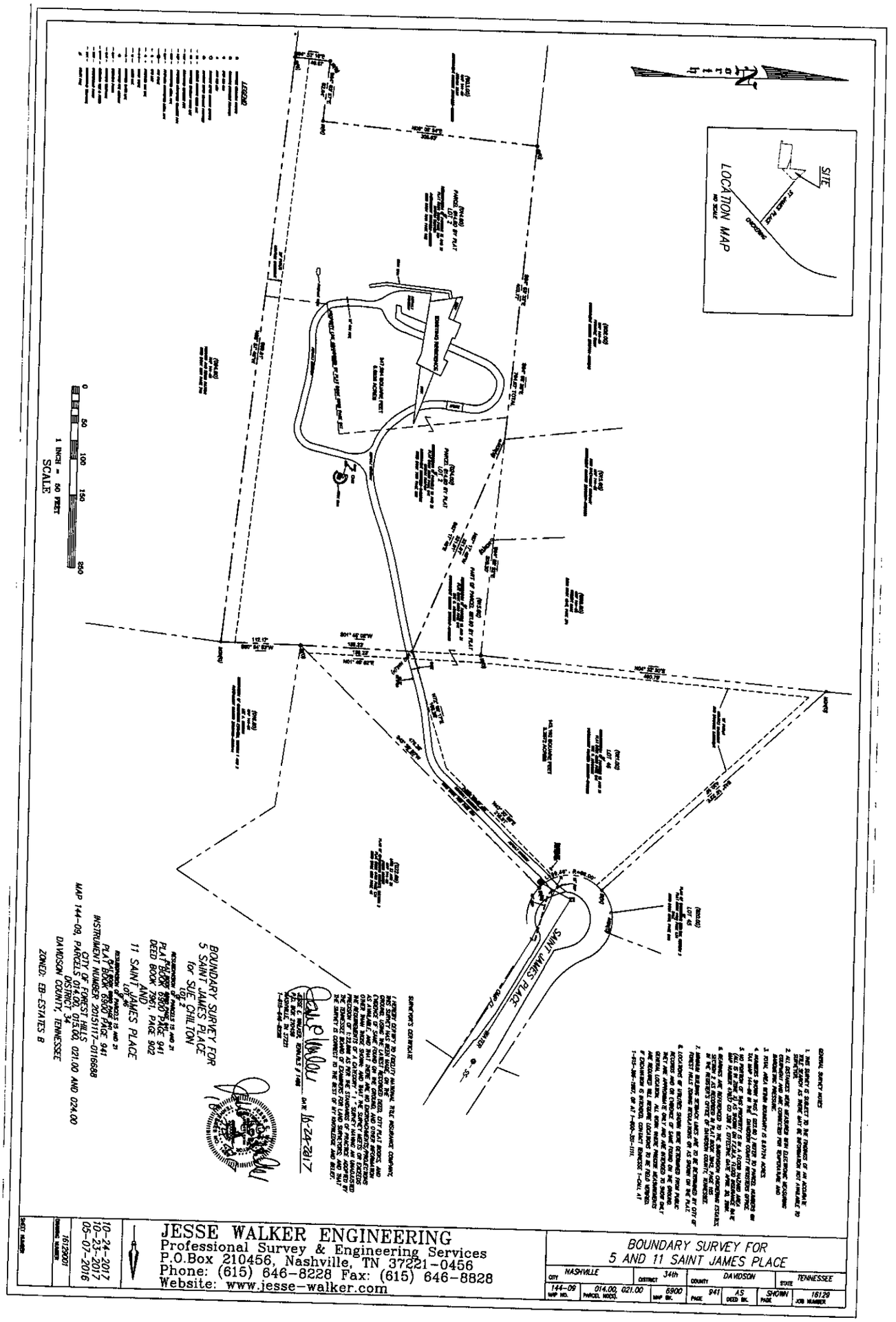
BEGINNING at an iron pin located at the west end of Saint James Place, said iron pin being the southeast corner of Parcel 021.00 as shown on Map 144-09, belonging to Atkinson, as evidenced in Instrument 20151117-0116688 (RODCT), and said iron pin being the northwest corner of Parcel 022.00 as shown on Map 144-09, belonging to Hunter, as evidenced in Deed Book 8311, Page 46 (RODCT), thence, with the line common to Parcels 021.00, and 022.00, South 43 degrees 30 minutes 50 seconds West a distance of 476.26 feet to an iron pin, said iron pin being the southwest corner of said Parcel 022.00, thence;
With the west line of Parcel 021.00, North 01 degrees 45 minutes 02 seconds East a distance of 158.23 feet to a mag nail, thence; Crossing Parcel 021.00, North 72 degrees 03 minutes 17 seconds East a distance of 168.25 feet to a point, thence; Continuing to cross Parcel 021.00, North 43 degrees 30 minutes 50 seconds East a distance of 215.91 feet to a point on the west end of Saint James Place, thence;
With the west margin of Saint James Place along a curve to the left, with a radius of 60.00 feet, a chord bearing of South 34 degrees 08 minutes 06 seconds East, a chord distance of 25.59 feet, and a delta angle of 24 degrees 37 minutes 41 seconds, for a distance of 25.79 feet to an iron pin, said iron pin being the point of BEGINNING.

Together with and subject to the beneficial driveway easement provided in Book 3842, page 105, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marvin Runyon by Warranty Deed from John S. Beasley, II and wife, Allison T. Beasley, dated 07/10/1989 and filed for record in Book 7891, page 618, Register's Office for Davidson County, Tennessee. Deed of Correction to correct the legal description of record in Book 7961, page 902, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sue G. Atkinson and Cumberland Trust & Investment Company, Co-Trustees of the Marvin T. Runyon, Jr. Marital Trust – QTIP Share Under Will Dated 01/15/04 by Executors' Deed from Sue G. Atkinson and Cumberland Trust & Investment Company, Executors of the Estate of Marvin T. Runyon, deceased, whose Last Will and Testament Dated 01/15/04 was admitted for probate under File No. 04P-840, Seventh Circuit Court for Davidson County, Tennessee, dated 12/22/2005 and filed for record as Instrument Number 20051222-0155739, Register's Office for Davidson County, Tennessee.

This is improved property also known as 5 St. James Place, Nashville, Tennessee, 37215.

Map and Parcels: 14409001400 and 14409002400


LOCATION MAP
SITE
SAINT JAMES PLACE
GENERAL SURVEY NOTES
SURVEYOR'S CERTIFICATE
SAINT JAMES PLACE
SCALE
1 INCH = 50 FEET
0
50
100
150
250
BOUNDARY SURVEY FOR
5 SAINT JAMES PLACE
for SUE CHILTON
Lot 2
PLAT BOOK 6900 PAGE 941
DEED BOOK 7961 PAGE 902
AND
11 SAINT JAMES PLACE
Lot 46
PLAT BOOK 6900 PAGE 941
INSTRUMENT NUMBER 20151117-0116688
MAP 144-09, PARCELS 014.00, 015.00, 021.00 AND 024.00
CITY OF FOREST HILLS
DISTRICT 34
DAVIDSON COUNTY, TENNESSEE
ZONED: EB-ESTATES B
JESSE WALKER ENGINEERING
Professional Survey & Engineering Services
P.O.Box 210456, Nashville, TN 37221-0456
Phone: (615) 646-8228 Fax: (615) 646-8828
Website: www.jesse-walker.com
10-24-2017
10-25-2017
05-07-2016
16129001
BOUNDARY SURVEY FOR
5 AND 11 SAINT JAMES PLACE
NASHVILLE
CITY
34th
DISTRICT
DAVIDSON
COUNTY
TENNESSEE
STATE
144-09
MAP NO.
014.00, 021.00
PARCEL NO(S).
6900
MAP BK.
941
PAGE
AS SHOWN
DEED BK.
PAGE
16129
JOB NUMBER

5 St. James Place

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All matters on the plan of record in Book 3842, page 105, Register's Office for Davidson County, Tennessee.

2. All matters on the plan of record in Book 6900, page 941, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4113, page 43, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4113, page 47, Register's Office for Davidson County, Tennessee.