This Instrument Was Prepared By:
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Brentwood, Tennessee 37027

Bill Garrett Davidson County
Batch# 76232 DEEDWARRSP
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Fees: $13.00 Taxes: $2,775.00
20180404-0031604

SPECIAL WARRANTY DEED

This Deed made on March 26, 2018, by the Amended and Restated Marshall Lee Smith Trust Agreement dated July 28, 2015, Cumberland Trust and Investment Company, Trustee, (the "Trust"), hereinafter, "Grantor" to Constance Ann Smith, an unmarried woman, "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. 97 on the Revised Final Plan of Whitworth, of record in Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Lee Smith by Warranty Deed from Daniel E. Salley and wife, Anne B. Salley, dated 10/27/2004 and filed for record on 11/02/2004 in Instrument Number 20041102-0131980, Register's Office for Davidson County, Tennessee. M. Lee Smith conveyed his interest for the purpose of creating a tenancy by the entirety to M. Lee Smith and spouse, Marilyn H. Smith, as tenants by the entirety, by General Warranty Deed dated 03/24/2008 and filed for record on 03/27/2008 in Instrument Number 20080327-0030735, said Register's Office. Marilyn H. Smith conveyed her interest in the property to M. Lee Smith by Warranty Deed dated 07/28/2009 and filed for record on 08/03/2009 in Instrument Number 20090803-0072476, said Register's Office. M. Lee Smith conveyed his interest to 95 Victoria Park, LLC, a Florida limited liability company, by Quitclaim Deed dated 02/20/2012 and filed for record on 03/06/2012 in Instrument Number 20120306-0019599, said Register's Office. Further being the same property conveyed to Marshall Lee Smith, Trustee of the Marshall Lee Smith Living Trust, by Quitclaim Deed from 95 Victoria Park, LLC, a Florida limited liability company, dated 05/13/2014 and filed for record on 05/14/2014 in Instrument Number 20140514-0041294, said Register's Office.

This is improved property also known as 95 Victoria Park, Nashville, Tennessee, 37205.

Map and Parcel: 104140G05600CO

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.

Amended and Restated Marshall Lee
Smith Trust Agreement dated July 28, 2015

By: _____
Jonathan Thomaston, Trust Officer,
Cumberland Trust and Investment
Company, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2018, before me, personally appeared Jonathan Thomaston, Trust Officer for Cumberland Trust and Investment Company, Trustee of the Amended and Restated Marshall Lee Smith Trust Agreement dated July 28, 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 26th day of March, 2018.

Donna J Wooden
NOTARY PUBLIC

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$750,000.00** 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 26th day of March, 2018.

_____
AFFIANT

Donna J Wooden
NOTARY PUBLIC

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Constance Ann Smith	
95 Victoria Park	SAME
Nashville, TN 37205	