Bill Garrett Davidson County
Batch# 80246 DEEDQC
04/12/2018 02:10:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180412-0034532

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 30 day of ~~March~~ April, 2018. Notary Public My Commission Expires:

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

QUITCLAIM DEED

Address New Owner: Carolyn O. Smith 308 Saint James Park Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117-13-0B-092.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Cumberland Trust and Investment Company, as Trustee of the Trust Agreement of Merida B. Oman for Carolyn Oman Smith, dated December 3. 1965, as to any remaining interest in said property,** hereinafter referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Carolyn O. Smith,** her successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled Abbottsford, Phase One, a Planned Unit Development, of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683 and further amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAROLYN O. SMITH, AS TO A ONE-HALF (1/2) INTEREST, and SUNTRUST BANK, NASHVILLE, N.A. AS SUCCESSOR TRUSTEE FOR THE TRUST UNDER AGREEMENT OF MERIDA B. OMAN FOR CAROLYN OMAN SMITH DATED DECEMBER 3, 1965, AS TO THE REMAINDER ONE-HALF (1/2) INTEREST, by deed from DANIEL A. GAUDETTE and wife, JANIS S. GAUDETTE, of record in Book 11206, page 608, dated November 13, 1998, said Register's Office. For further reference, see Order Allowing the Change of Trustee of record in Instrument No. 20011126-0128601, said Register's Office. Cumberland Trust and Investment Company having since been named Successor Trustee at the sole discretion of Carolyn O. Smith per the Last Will and Testament of Merida B. Oman, dated May 20, 1960.

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(s) does covenant with the said Grantee(s) 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:

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-13-0B-092.00 CO.

Matters shown on the Plan of record as Plat Book 6250, page 419 -421 , amended in Book 6771, page 683 and further amended in Book 6800, page 164, said Register's Office.

Declaration of Restrictive Covenants and Reciprocal Easements of record as Book 6478, page 177, amended in Book 6530, page 242, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 6537, page 303, amended and restated in Book 8106, page 1, and amended in Book 10458, page 810, and Instrument No. 20010330-0030930, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949 and Instrument No. 20160523-0051264, amendments to ByLaws of record in Book 8627, page 254 and Book 9381, page 876, said Register's Office.

Easements, monthly assessments, annual assessments and special assessments as set out in the Restrictive Covenants of record as Book 6537, page 303, amended and restated in Book 8106, page 1, said Register's Office.

Storm Water Detention Agreement of record as Book 6555, page 328, said Register's Office.

Easement for waterline of record in Book 1286, page 690 and Book 1037, page 572, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2018.

Cumberland Trust and 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/trust, 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

By: Dayton F. Hale, III, Vice President and
Senior Special Assets Officer

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dayton F. Hale, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President and Senior Special Assets Officer of Cumberland Trust & Investment Company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 3rd day of April, 2018.

Lindsay L. Hardin
Notary Public

My Commission Expires: May 6, 2019

LINDSAY L. HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2019