Bill Garrett Davidson County
Batch# 84830 DEEDWARRSP
04/26/2018 10:14:57 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20180426-0039319

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

SPECIAL WARRANTY DEED

This Deed made on April 16th, 2018, by Cumberland Trust and Investment Company as Trustee of the Joseph Byrns Pitt, Jr. Revocable Trust, (the "Trust"), hereinafter, "Grantor" to Norma H. Earheart, unmarried, and Taylor C. Crisp, unmarried, joint tenants with right of survivorship, "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

Map and Parcel: 012-03-0-030.00

This is improved property also known as 2079 Graceland Drive, Goodlettsville, TN 37072.

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.

Cumberland Trust & Investment Company as
Trustee of the Joseph Byrns Pitt, Jr. Revocable
Trust

By: _____
Judith L. Johnson
Vice President and Trust Officer

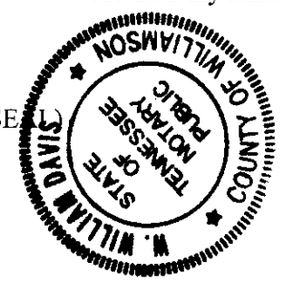
STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

On this 16th day of April, 2018, before me, personally appeared Judith L. Johnson, Vice President and Trust Officer for Cumberland Trust and Investment Company, Trustee of the Joseph Byrns Pitt, Jr. Revocable Trust, 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 16th day of April, 2018.

NOTARY PUBLIC

(SEAL)



My Commission Expires: 12/19/2020

STATE OF TENNESSEE
COUNTY OF Davidson

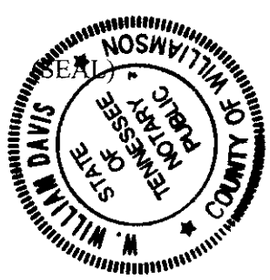
I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$275,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 16th day of April, 2018.

AFFIANT

NOTARY PUBLIC

(SEAL)



My Commission Expires: 12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Norma H. Earheart and Taylor C. Crisp	NEW OWNER
2079 Graceland Drive	P.O. Box 1360
Goodlettsville, TN 37072	Mount Juliet, TN 37121

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Five, Grizzard Manor of record in Plat Book 4675, Page 163 and 164, amended in Book 4883, Page 280, and Book 5067, Page 912, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph B. Pitt, Jr. by warranty deed from Hubert E. Yeary and wife, Vicky Ann Yeary of record in Book 6397, page 668, Register's Office for Davidson County, Tennessee, dated 10/02/1984 and recorded on 10/05/1984. (Value or consideration shown in aforementioned deed $111,000.00.)

Being the same property conveyed to Joseph B. Pitt, Jr. and wife, Susan D. Pitt by quitclaim deed from Joseph B. Pitt, Jr. of record in Book 6627, page 213, Register's Office for Davidson County, Tennessee, dated 07/31/1985 and recorded on 08/09/1985. (Value or consideration shown in aforementioned deed $0.) The said individuals having since divorced.

Being the same property conveyed to Joseph B. Pitt, Jr. by quitclaim deed from Susan Duke Potts, formerly Susan D. Pitt of record in Instrument No. 20170714-0070818 Register's Office for Davidson County, Tennessee, dated 07/12/2017 and recorded on 07/14/2017. (Value of consideration shown in aforementioned deed $0.) Being also known as 2079 Graceland Drive Goodlettsville, Tennessee 37072.

Joseph Byrns Pitt, Jr., died on July 19, 2017, his Will being probated in the Seventh Circuit Court for Davidson County, Tennessee, File No. 17P1405, devising said property to Cumberland Trust & Investment Company as Trustee of the Joseph Byrns Pitt, Jr. Revocable Trust.