PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

10-A

Bill Garrett Davidson County
Batch# 100566 DEEDWARRSP
06/05/2018 10:30:26 AM 5 pgs
Fees: $28.00 Taxes: $485.44
20180605-0053586

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

SPECIAL WARRANTY DEED

This Deed made on June 1, 2018, by Cumberland Trust and Investment Company and John F. Orman, Co-Executors of the Estate of Lola R. Arthur, (the "Estate"), hereinafter, "Grantor" to Mark E. Storolis and Isabel Storoli, husband and wife, "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 known as Map/Parcels 092-09-303.00, 092-09-304.00, and 092-09-305.00, and being described as follows:

Point of Beginning at a set 5/8" diameter iron rebar with TTL cap in the east right of way of 33rd Avenue South (not open), common corner with property of Mid Atlantic Properties recorded in Deed Book 10441, Page 870 of the Davidson County Register of Deeds, being located North 14 degrees 19 minutes 59 seconds West for 260.51 feet from the point of intersection of the east right of way of 33rd Avenue South and north right of way line of Trevor Street;

Thence with the east right of way lone of 33rd Avenue South (not open) North 14 degrees 19 minutes 59 seconds NW for 125.07 feet to a set 5/8" diameter iron rebar with TTL cap in the west right of way of Interstate 40;

Thence with said right of line, South 44 degrees 49 minutes 27 seconds SE for 173.38 feet to a set 5/8" diameter iron rebar with TTL cap corner with property of Mid Atlantic Properties recorded in Deed Book 10441, Page 870 of the Davidson County Register of Deeds;

Thence with said line South 76 degree 54 minutes 35 seconds West for 74.62 feet to the point of beginning.

Area of property 0.11 acres, more or less (4,664.92 square feet more or less), according to the survey of Kenneth D. Church, Tennessee RLS, License #1004, dated April 12, 2018.

Being part of the same property conveyed to Lola R. Arthur by Personal Represenative's Quitclaim Deed from Lola R. Arthur, Personal Represenative of record in Instrument No. 20140522-0044364, said Register's Office. Lola R. Arthur died on August 3, 2017 leaving a Last Will and Testament that was probated under Docket No. 17P1417 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, John F. Orman and Cumberland Trust and Investment Company was appointed to serve as Co-Personal Represenatives of the Estate and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Co-Personal Represenatives, as authorized by TCA 31-2-103 with power to sell the same pursuant to said Will.

This is unimproved property also known as 610 33rd Avenue N., Nashville, TN 37209.

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 Co-Executor but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the Estate 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.

The Estate of Lola R. Arthur

By: _____
Dayton F. Hale, III
VP and Special Assets Officer for
Cumberland Trust and Investment
Company, Co-Personal Representative

By: _____
John F. Orman, Co-Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of June, 2018, before me, personally appeared Dayton F. Hale, III, VP and Special Assets Officer for Cumberland Trust and Investment Company, Co- Personal Representative of the Estate of Lola R. Arthur, 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 1st day of June, 2018.

_____
NOTARY PUBLIC

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM DAVIS

(SEAL)

My Commission Expires:
12/19/2020

~~STATE OF FLORIDA~~
~~COUNTY OF~~ _____

On this 1st day of June, 2018, before me, personally appeared John F. Orman, Co- Personal Representative of the Estate of Lola R. Arthur, 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 1st day of June, 2018.

_____
NOTARY PUBLIC

(SEAL)

My Commission Expires:

This is unimproved property also known as 610 33rd Avenue N., Nashville, TN 37209.

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 Co-Executor but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the Estate 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.

The Estate of Lola R. Arthur

By: _____
Dayton F. Hale, III
VP and Special Assets Officer for
Cumberland Trust and Investment
Company, Co-Personal Representative

By: _____
John F. Orman, Co-Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of June, 2018, before me, personally appeared Dayton F. Hale, III, VP and Special Assets Officer for Cumberland Trust and Investment Company, Co- Personal Representative of the Estate of Lola R.

Arthur, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal this 1st day of June, 2018.

NOTARY PUBLIC

(SEAL)

My Commission Expires:
12/19/2020

STATE OF FLORIDA
COUNTY OF Collier

On this 1st day of June, 2018, before me, personally appeared John F. Orman, Co- Personal Representative of the Estate of Lola R. Arthur, 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 1st day of June, 2018.

WILLIAM CUTTER DORMAN
MY COMMISSION # GG 106919
EXPIRES: May 22, 2021
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

(SEAL)

My Commission Expires: 22 May 2021

STATE OF TENNESSEE
COUNTY OF _____

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$131,200.00** 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 _____ day of June, 2018.

AFFIANT

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 **$131,200.00** 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 15th day of June, 2018.

15 June 2018
AFFIANT

NOTARY PUBLIC

(SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Mark Storolis and Isabel Storolis	
411 Park Circle	New Owner
Nashville, TN 37205	