Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3513**

Bill Garrett Davidson County
Batch# 113264 **DEEDWARR**
07/09/2018 09:01:14 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20180709-0065771

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cumberland Trust and Investment Company, Trustee of the Mary C. Youree Revocable Trust, dated October 22, 2001, and restated in its entirety, on September 16, 2005,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **James Ward and Susanne Ward, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 607 on the Plan of Re-subdivision of Lot Nos. 605, 606, 607, 608, and 609, Abbottsford, of record in Book 6200, page 315, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Mary C. Youree, Trustee of The Mary C. Youree Revocable Trust, dated October 22, 2001, and restated in its entirety, September 16, 2005, by Quitclaim Deed from Mary C. Youree, Trustee of The Survivor's Trust, created on February 16, 2007, under The Youree Family Revocable Trust, dated December 26, 1995, a **one-half interest**, dated 06/25/2007 and filed for record on 07/27/2007 in Instrument Number 20070727-0089469, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Mary C. Youree, Trustee of The Bypass Trust (aka The James H. Youree Bypass Trust), created on February 16, 2007, under The Youree Family Revocable Trust, dated December 26, 1995, a **one-half interest,** dated 06/25/2007 and filed for record on 07/27/2007 in Instrument Number 20070727-0089468, Register's Office for Davidson County, Tennessee. Mary C. Youree died on 10/26/2017 (TennCare Release filed 01/05/2018), property vesting in The Mary C. Youree Revocable Trust, dated October 22, 2001, and restated in its entirety, September 16, 2005, by Quitclaim Deed from Mary C. Youree, Trustee of The Survivor's Trust, created on February 16, 2007, under The Youree Family Revocable Trust, dated December 26, 1995, Cumberland Trust and Investment Company, Trustee.

This is improved property also known as 607 Green Park, Nashville, Tennessee, 37215.

Map and Parcel: 117130B06900CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

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.

WITNESS Grantor's hand this the 6th day of July, 2018.

The Mary C. Youree Revocable Trust Dated October 22, 2001, and restated in its entirety, September 16, 2005

BY: Lisa C. Torch

Lisa C. Torch, VP and Special Assets Officer for Cumberland Trust and Investment Company, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of July, 2018, before me, personally appeared Lisa C. Torch, VP and Special Assets Officer for Cumberland Trust and Investment Company, Trustee for The Mary C. Youree Revocable Trust, dated October 22, 2001, and restated in its entirety, September 16, 2005, 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 6th day of July, 2018.

R. Louis Rieck
NOTARY PUBLIC

(SEAL)

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

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 **$975,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 6th day of July, 2018.

KCh
Affiant

VAnderson
NOTARY PUBLIC

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

(SEAL)

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
James Ward and Susanne Ward	
607 Green Park	NewOwner
Nashville, TN 37215	