Karen Johnson Davidson County
Batch# 198828 DEEDWARRSP
02/25/2019 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20190225-0016982

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19020002

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF February, 2019

NOTARY PUBLIC

My Commission expires: 12/10/2019

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Tax Information:
Brooklyn N. Wingfield 430 Westfield Drive Nashville, TN 37221	Same	128-13-0A-430.00

Special Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cumberland Trust and Investment Company, Administrator C.T.A of The Estate of Margie Deberry,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Brooklyn N. Wingfield, single woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 430 of the Westfield Condominiums (formerly the Hamlet), a Horizontal Property Regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James D. Deberry by Warranty Deed from George Gianikas, Trustee, dated 08/27/1987 and recorded on 09/08/1987 in Book 7346, Page 675, Register's Office for Davidson County, Tennessee. James D. Deberry further conveyed his interest to Billy Deberry and wife, Margie Deberry, by Quitclaim Deed dated 03/21/2002 and recorded on 04/01/2002 in Instrument No. 20020401-0039366, RODCT. The said Billy Deberry having since died on or about June 14, 2010, leaving Margie Deberry the surviving tenant by the entirety. The said Margie Deberry having since died on or about March 20, 2018, according to the terms of her Last Will and Testament of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 18P984, property vested in Cumberland Trust and Investment Company as

Administrator CTA, with full power of sale.

This is property generally located:
430 Westfield Drive, Nashville, TN 37221

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 follows:***

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 6250, Page 590, and Plat Book 6250, Page 748, said Register's Office.
3. 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 in the Master Deed in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 6551, Page 988, said Register's Office.
5. Right-of-Way Easement of record in Book 4851, Page 918, said Register's Office.
6. Granted of Easement for Sewer Line of record in Book 6551, Page 981, said Register's Office.
7. Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, said Register's Office.
8. Grant of Easement of record in Instrument No. 20151130-0120253, said Register's Office.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said grantee, its successors and 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 and Investment Company are made in as full and ample a manner as it can and should do as such Executor and Trustee 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. Wherever used, the singular number

shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Cumberland Trust and Investment Company, Administrator C.T.A of The Estate of Margie Deberry,** has/have caused this instrument to be executed, this the 21st day of February, 2019.

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 and Investment Company, Administrator C.T.A of THE ESTATE OF MARGIE DEBERRY

Lisa C. Torch

By: Lisa C. Torch, Vice President and Special Assets Officer

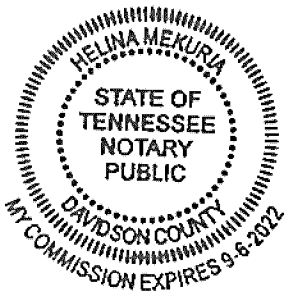
STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lisa C. Torch, Vice President and Special Assets Officer of Cumberland Trust and Investment Company**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the authorized agent of 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, at office, this 21st day of February 2019.

My commission Expires: 09/06/2022

Helina Mekuria
NOTARY PUBLIC



Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)