Karen Johnson Davidson County
Batch# 224703 DEEDWARRSP
05/02/2019 08:59:15 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190502-0040695

This Instrument Prepared By:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
William David Monfore	**NEW OWNER**	**131-06-0D-532.00-CO**
532 Belair Way		
Nashville, TN 37215		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Sworn to and subscribed before me this 30th day of April, 2019.

Notary Public
My Commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cumberland Trust and Investment Company, Trustee of the Ritzen Non-Qualified Charitable Trust u/t/a dated November 19, 2014**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **William David Monfore, a single man**, hereinafter called the **GRANTEE**, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 532, of Burton Hills Townhomes, Village of Belair Phase I, a condominium created under Title 66, Chapter 27, Sections 101 et seq., as Tennessee Code Annotated, and as established by Master Deed of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, page 701; Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6911, page 827; Book 6962, page 325 and Book 9398, page 43, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the plat of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Cumberland Trust and Investment Company, Trustee of the Ritzen Non-Qualified Charitable Trust u/t/a dated November 19, 2014 by Quit Claim deed from Cumberland Trust and Investment Company, Trustee of the Charles A. Ritzen Non-Qualified Charitable Trust u/t/a dated November 19, 2014 of record in Instrument No. 20190206-0011398 Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 06, 2019

This is improved property known as **532 Belair Way, Nashville, TN 37215.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEE**, its successors and assigns, forever.

AND THE GRANTOR DOES HEREBY COVENANT with the **GRANTEE**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other; 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 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.

WITNESS my hand this 30th day of April, 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 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 or otherwise.

Cumberland Trust and Investment Company, Trustee of
The Ritzen Non-Qualified Charitable Trust u/t/a dated November 19, 2014

By: Lori L. Theony
Its: Senior Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lori L. Thoeny**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Senior Vice President and Trust Officer of Cumberland Trust and Investment Company**, which is acting as **Trustee of the Ritzen Non-Qualified Charitable Trust u/t/a dated November 19, 2014**, and is authorized by Cumberland Trust and Investment Company and the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of April, 2019.

My commission expires: 1/3/22

Notary Public

HANNAH KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022