Karen Johnson Davidson County
Batch# 489553 DEEDWARRSP
10/05/2020 02:15:25 PM 2 pgs
Fees: $13.00 Taxes: $5,161.50
20201005-0115099

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laurence B. Howard, III and Jane E. Howard 5608 Ottershaw Court Brentwood, TN 37027	new owners	159-10-0A-013.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cumberland Trust & Investment Compnay, Trustee of the Juliana M. Morris 2012 Family Trust dated November 27, 2012**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Laurence B. Howard, III and Jane E. Howard, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit: Branch

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ottershaw Subdivision, as shown on the plat of record in Book 7900, page 678, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for.a more complete and accurate description.

Being the same property conveyed to Donald L. Morris and wife Julie Morris by Warranty Deed from Ottershaw Development Company, Inc., a Tennessee corporation dated 04/29/1994 and recorded 05/02/1994, of record in Book 9330, Page 711, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Juliana M. Morris by Warranty Deed from Donald L. Morris, dated 10/30/2009 and recorded 11/05/2009, of record in Instrument 200911050102326, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Juliana M. Morris and Donald L. Morris, Trustees of The Juliana M. Morris Living Trust, established by the Revocable Trust Agreement of Juliana M. Morris, dated October 30, 2009 by Warranty Deed from Juliana M. Morris, dated 10/30/2009 and recorded 11/13/2009, of record in Instrument 200911130104764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald L. Morris and Juliana M. Morris, as tenants in common by Quitclaim Deed from Juliana M. Morris and Donald L. Morris, Trustees of the Juliana M Morris Living Trust dated October 30, 2009 dated 11/27/2012 and recorded 11/29/2012, of record in Instrument 201211290109604, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Juliana M Morris, Jeffrey Todd Morris and Timothy Britt Morris, Trustees of The Donald L. Morris 2012 Family Trust dated November 27, 2012 by Quit Claim Deed from Donald L. Morris, dated 11/27/2012 and recorded 12/17/2012, of record in Instrument 201212170115934, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Donald L. Morris, Jeffrey Todd Morris and Timothy Britt Morris, Trustees of the Juliana M. Morris 2012 Family Trust dated November 27, 2012 by Quitclaim Deed from Juliana M. Morris, dated 11/27/2012 and recorded 12/18/2012, of record in Instrument 201212180116314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cumberland Trust & Investment Company, Trustee of the Juliana M. Morris 2012 Family Trust dated November 27, 2012 by Trustee's Deed from Jeffrey Todd Morris and Timothy Britt Morris, Trustees of the Donald L. Morris 2012 Family Trust dated November 27, 2012 dated 09/15/2016 and recorded 09/22/2016, of record in Instrument 201609220099797, and Scrivener's Affidavit of Correction of record in Instrument 201611150120451, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES 20-5608

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

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 otherwise herein set forth,*****to wit:**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 5608 Ottershaw Court, Brentwood, TN 37027

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 30th day of September, 2020.

Juliana M. Morris 2012 Family Trust dated November 27, 2012

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.

BY:_____
Cumberland Trust & Investment Company, Executor/Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Dayton Hale III, Assistant Vice President** with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Assitant Vice President of the Cumberland Trust & Investment Comapny, Trustee of Juliana M. Morris 2012 Family Trust dated November 27, 2012 , the within named bargainor, and that he as such Assitant Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2020.

_____
Notary Public
My Commission Expires: 11/6/22

LEE E. CRAWFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE