Karen Johnson Davidson County
Batch# 562068 DEEDWARRSP
01/27/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210127-0012009

SPECIAL WARRANTY DEED

G-VRES-20-829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2023
(AFFIX SEAL)

CATE FINCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madison Ayers and Garrett P. Gard	Highlands Residential Mortgage	
(NAME)	(NAME)	
829 Footpath Terrace	101 West Park Dr. Ste. 110	**156-02-0-194.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE WILLIAM LEA FAMILY TRUST U/W-2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADISON AYERS, AN UNMARRIED WOMAN AND GARRETT GARD, AN UNMARRIED MAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 755 on the Plan of Section Two, Harpeth Woods of record in Plat Book 5200, Page 280, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The William Lea Family Trust U/W-2014, Cumberland Trust and Investment Company, Trustee by Warranty deed from Aaron Bissinger and Christie Bissinger, husband and wife of record in Instrument No. 20170224-0018519 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on February 24, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 280, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 5884, Page 840, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20100628-0050447, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **829 Footpath Terrace, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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

Witness my/our hand(s) this the 21st DAY OF JANUARY, 2021.

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the corse 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 capacityand not further nor otherwise.

Cumberland Trust and Investment Company, Trustee of The William Lea Family Trust U/W-2014

BY: April D Drennan
April D. Drennan
Vice President & Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL D. DRENNAN, VICE PRESIDENT & SPECIAL ASSETS OFFICER of* THE WILLIAM LEA FAMILY TRUST U/W-2014, CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

* Cumberland Trust and Investment Company, Trustee of The William Lea Family Trust U/W-2014

Witness my hand and official seal, this the 21st of January, 2021.

Lindsay L Hardin
Notary Public
My Commission Expires: 3-7-23
(SEAL)

LINDSAY L HARDIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

