THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0910115 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 5th day of November, 2009. Notary Public My commission expires:

BILL GARRETT, Davidson County
Trans:T20090076131 DEEDWARR
Recvd: 11/06/09 15:26 2 pgs
Fees:13.00 Taxes:684.50
20091106-0103091

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Whitney Daane 4505 Harding Pike, #53W Nashville, TN 37205	NEW OWNER	Map 116-03-0A Parcel 056.00 CO Parcel 015.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SunTrust Bank, a Georgia Corporation, as Executor of the Estate of Sarah Joanne Reagan** (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Daane**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 53W of Royal Oaks Tower and a garage described as Garage 15, Royal Oaks Tower, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Royal Oaks of record in Book 4710, Page 901, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, and shown on the plan of record in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Joanne Reagan by Executor's Deed from The Estate of Mary Ida M. Reagan of record in Instrument No. 20050808-0093507, in the Register's Office for Davidson County, Tennessee, dated August 4, 2005. Sarah Joanne Reagan having since died leaving SunTrust Bank as Executor of the Estate of Sarah Joanne Reagan, said Will was filed in Docket No. 08P-1012, Probate Court, Davidson County, Tennessee.

Being the same property conveyed to Mary Ida M. Reagan by deed from Third National Bank, Executor for the Estate of Marguerite A. Huckworth, deceased of record in Book 6308, page 19 , in the Register's Office for Davidson County, Tennessee, dated June1 , 1984. Mary Ida M. Reagan subsequently conveyed a one-fifteenth (1/15) undivided interest in said property to her daughter, Sarah Joanne Reagan, by Quitclaim Deed of record in Instrument No. 200101100003182, as corrected in Instrument No. 20040121-0008203, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee.
2. Conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Oaks Tower of record in Book 4710, Page 901, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4505 Harding Pike, #53W, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that it is lawfully seized of said land in fee simple has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS**

and binds itself to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS THE EXECUTION HEREOF this 5th day of November, 2009.

Grantor

SunTrust Bank, a Georgia Corporation, as Executor of the Estate of Sarah Joanne Reagan

By: Karen B. Sadler
Name: Karen B. Sadler
Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Karen B. Sadler with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of SunTrust Bank, a Georgia Corporation, as Executor of the Estate of Sarah Joanne Reagan, the within named bargainor, a corporation, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal, at office, this 5th day of November, 2009.

Notary Public

My commission expires:

