This Instrument Was Prepared By:
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Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120032443 DEEDWARRSP
Recvd: 05/03/12 09:43 2 pgs
Fees:13.00 Taxes:399.60
20120503-0037957

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on April 27, 2012, by **Leslie V. Matthews, Trustee under the Irrevocable Trust Agreement of Helen W. Blue dated March 12, 2012**, as "Grantor," to **Cinthia T. Peel**, "Grantee."

Grantor, in consideration of $108,000.00, paid by Grantee to Grantors, the receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described property situated in the State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. M-11 of Hobbs House Apartments, of record in Plat Book 5200, Page 54, said Registers Office, and further established by the Master Deed of record in Book 5289, Page 515, and as amended in Book 5292, Page 958; Book 5293, Page 612 and in Book 7802, Page 299, and Book 8483, Page 670, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Helen Blue by Deed from D. Alan Briley and wife, Karen Briley, dated 09/29/1994 and filed for record on 09/30/1994 in Book 9479, Page 603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie V. Matthews, Trustee under the Irrevocable Trust Agreement of Helen W. Blue dated March 12, 2012 by Deed from Helen Blue, dated 03/12/2012 and filed for record on 03/26/2012 in Instrument 201203260025274, Register's Office for Davidson County, Tennessee.

Map & Parcel: 131020A09400CO

This property is known as: 2116 Hobbs Rd., Unit M-11, Nashville, TN 37215

Together with all the estate and rights of Grantors in the above-described premises.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

IN WITNESS, the Grantor this date has executed this Special Warranty Deed as Leslie V. Matthews, Trustee under the Irrevocable Trust Agreement of Helen W. Blue dated March 12, 2012, filed in Davidson County, Tennessee.

Leslie V. Matthews, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of April, 2012, before me, personally appeared Leslie V. Matthews, Trustee under the Irrevocable Trust Agreement of Helen W. Blue dated March 12, 2012, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$108,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me on this 27th day of April, 2012.

Affiant

Notary Public

(Seal)

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Cinthia T. Peel	Cinthia T. Peel
2116 Hobbs Rd., Unit M-11	1704 Castleman Dr.
Nashville, TN 37215	Nashville, TN 37215