This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

From information and description
furnished by the parties.
This conveyance made without
benefit of title search.

BILL GARRETT, Davidson County
Trans:T20120098917 DEEDWARRSP
Recvd: 12/27/12 11:20 3 pgs
Fees:18.00 Taxes:2297.70
20121227-0119298

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
ANNE CALDWELL PARSONS 2012 IRREVOCABLE TRUST William Langley Granbery, Jr., Co-Trustee and Elizabeth Granbery Dingess, Co- Trustee 222 Robin Hill Road Nashville, TN 37205	Same	116 – 02 - 0

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, NASHVILLE, N.A., TRUSTEE UNDER AGREEMENT H. HILL FOR THE BENEFIT OF ANNE CALDWELL 1**, hereinafter called the Grantor, has this day bargained and sold and by these presents do transfer and convey unto **WILLIAM LANGLEY GRANBERY, JR.** and **ELIZABETH GRANBERY DINGESS, CO-TRUSTEES of the ANNE CALDWELL PARSONS 2012 IRREVOCABLE TRUST u/a dated DECEMBER 4, 2012**, hereinafter called the Grantee, its successors and assigns, all of Grantor's right, title and interest (being a thirty-six percent (36%) undivided interest) in and to the following property located in Davidson County, State of Tennessee, described as follows, to wit:

BEING a parcel of land located on the southerly margin of Post Road in the 8th Civil District described as follows:

BEGINNING at a point on the easterly margin of Post Road being the northwest corner of Lot #1 of Caldwell Acres Subdivision and running in a northeasterly direction with the margin of Post Road 553.24 feet to a point at the beginning of a curve at the intersection of Post Road and Wilsonia Avenue, thence with said curve in a an easterly direction 109.66 feet to a point in the southerly margin of Wilsonia Avenue, thence following the southerly margin of Wilsonia Avenue in a easterly direction 208.3 feet to a point, thence south 38°49' west a distance of 205.2

feet to a point, thence south 30°51' west a distance of 148.7 feet to a point, thence south 40°44' west a distance of 301.5 feet to a concrete monument, said monument being at the northeast corner of Lot #1 of Caldwell Acres Subdivision, thence North 51°56' west a distance of 462 feet to the point of beginning.

This is improved property known as 4727 Post Road, Nashville, Tennessee.

Being the same property conveyed to Grantor herein by Deed of record in Book 10872, Page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, and all visible easements, restrictions and limitations of record.

Grantor further covenants with the Grantee and binds Grantor, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor, but no further or otherwise.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 20th day of December, 2012.

SUNTRUST BANK, NASHVILLE, N.A.,
TRUSTEE UNDER AGREEMENT H. HILL for
the benefit of ANNE CALDWELL 1

BY: Edana W Hough

TITLE: First V. P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edana W. Hough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the First Vice President of **SUNTRUST BANK**, Nashville, Tennessee, and that he/she as such First Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee, this 27th day of December, 2012.

CHARLOTTE M. HARPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

Charlotte M. Harper
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $621,000.00.

William Langley Granbery Jr.
William Langley Granbery, Jr., Co-Trustee, Affiant

Subscribed and sworn to before me, this
the 27th day of December.

Mary C Jackson
Notary Public
My Commission Expires: 10/18/16

MARY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY