AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20130044861 DEEDWARRSP
Recvd: 05/30/13 09:22 5 pgs
Fees:28.00 Taxes:941.52
20130530-0054250

SPECIAL WARRANTY DEED

Grantors:	**Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of Marital Trust Under Will of June Kirk Geddie**
Grantees:	**Daniel C. Geddie, M.D. and Jane L. Geddie**
County:	**Davidson**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Daniel C. Geddie, M.D. and Jane L. Geddie 2206 Traemoor Village Way Nashville, TN 37209	**Map and Parcel No. (s):** 114-7-A-66CO

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $254,466.00.

Subscribed and sworn to before me, this 10 day of May, 2013.

Notary Public
My commission Expires: 10-16-16.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Marital Trust under the Last Will and Testament of June Kirk Geddie,** said Will having been admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P1156 (hereinafter "Grantors"), have this day bargained and sold and do hereby transfer and convey unto **Daniel C. Geddie, M.D. and wife, Jane L. Geddie,** (hereinafter "Grantees"), their successors, heirs and assigns, the real estate described as follows (hereinafter, "the Property"):

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 66 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Co-Trustees of the Marital Trust established under the Last Will and Testament of June Kirk Geddie, said Will having been probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P1156, from Beazer Homes Corp., a Tennessee Corporation, by deed dated November 13, 2012, of record as Instrument No. 20121119-0106472, Register's Office for Davidson County, Tennessee.

This is improved property known as 2006 Traemoor Village Way, Nashville, Tennessee 37209.

This conveyance is made subject to:

1. Taxes for the year 2013 and all subsequent years, a lien, due and payable, which shall be the sole obligation of Grantees.

2. This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors, heirs and assigns forever. Grantors do hereby covenant with Grantees that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantors further covenant and bind themselves and their successors to warrant and forever defend the title to the Property to Grantees, their successors, heirs and assigns, against the claims of all persons claiming by or through Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantor **Daniel C. Geddie, Co-Trustee,** has signed this Special Warranty Deed on this 10th day of May, 2013.

Daniel C. Geddie Co-Trustee of
x June Kirk Geddie Marital Trust

Daniel C. Geddie
Co-Trustee of June Kirk Geddie
Marital Trust under
Last Will and Testament of
June Kirk Geddie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel C. Geddie, Co-Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2013.

Anthony N. Greco
Notary Public

Address:

_____

_____

My Commission Expires 10-18-16.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

IN WITNESS WHEREOF, Grantor **Daniel Clark Geddie, Jr., Co-Trustee,** has signed this Special Warranty Deed on this 7 day of May, 2013.

x Daniel Clark Geddie, Jr. Trustee

Daniel Clark Geddie, Jr.
Co-Trustee of June Kirk Geddie
Marital Trust under
Last Will and Testament of
June Kirk Geddie

North Carolina (DCG, Jr.)

STATE OF ~~SOUTH CAROLINA~~)
COUNTY OF Guilford).

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel Clark Geddie, Jr., Co-Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of May, 2013.

Ruth A. Kormendy
NOTARY PUBLIC
Guilford County, NC
My Commission Expires 08/20/2016

Ruth A Kormendy
Notary Public

Address:
Greensboro NC

My Commission Expires 8.20.2016.

IN WITNESS WHEREOF, Grantor **Elizabeth G. Ball, Co-Trustee,** has signed this Special Warranty Deed on this 21 day of May, 2013.

X Elizabeth G Ball
Elizabeth G. Ball
Co-Trustee of June Kirk Geddie
Marital Trust under
Last Will and Testament of
June Kirk Geddie

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elizabeth G. Ball, Co-Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of May, 2013.

George M. Rossi
Notary Public GEORGE M ROSSI

Address:
129 Nursery Ridge Ln
Columbia SC 29212

GEORGE M ROSSI NOTARY PUBLIC SOUTH CAROLINA

My Commission Expires 8/2/22.

C:\Docs\8-EA\Geddie\RealEstate\Treemoor\Trust-To-Dan/Jane\Deed.wpd