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

BILL GARRETT, Davidson County
Trans:T20130045641 DEEDWARRSP
Recvd: 05/31/13 15:56 5 pgs
Fees:28.00 Taxes:1202.50
20130531-0055314

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2013.

Notary Public

My Commission Expires: 10-18-2016

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP - PARCEL NOS:**
Lindsay Burwell and Marc Tahiry 917 11th Avenue North Nashville, TN 37208	New Owners	Parcel ID: 093-02-3-044.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carolyn H. Simmons, and Suntrust Bank, Co-Trustees of the Roger L. Simmons Living Trust, dated March 20, 2002, and Andrew E. Cafferky, Jr.,** hereinafter referred to as Grantors, have bargained and sold, and by these presents does transfer and convey unto **Lindsay Burwell, unmarried and Marc Tahiry, unmarried**, hereinafter referred to as Grantees, its successors and assigns, all interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Nichol Heirs Subdivision of part of Lot No. 76 in the Original Plan of Nashville of record in Minute Book "K", Page 250, County Court for Davidson County, Tennessee.

Said Lot No. 4 fronts 21 feet on the easterly side of Fifth Avenue, North, formerly Summer Street, and runs back between parallel lines, parallel with 21 ½ feet south of the southerly margin of Union Street, 75 feet to an alley.

Being the same property conveyed to THIRD NATIONAL BANK IN NASHVILLE, AS TRUSTEE U/W ABE OLSHINE, by deed from THIRD

ATC

NATIONAL BANK IN NASHVILLE AS TRUSTEE u/W W.L. HORN, or record in Book 4849, page 245, dated September 3, 1074, said Register's Office. W.L. HORN died testate on October 24, 1935. Pursuant to the will of W.L. HORN of record in Will Book 52,Page 232, Probate Court for Davidson County, Tennessee, W.L. HORN was the sole beneficiary of the trust for which he was trustee. W.L. HORN devised said property to a trust for the benefit of his wife, EMMA YOUNG HORN and three daughters, EMMA Y. HORN BROWNING, MARTHA C. HORN CAFFERKY AND JACQUELINE HORN MORGAN for life with the remainder of each daughter's share to be distributed to each daughter's children in equal shares, outright and free of trust by will of record in Will Book 52, Page 232, Probate Court for Davidson County, Tennessee. EMMA YOUNG HORN has since died with her portion of said trust being distributed to the three daughters, EMMA Y. HORN BROWNING, MARTHA C. HORN CAFFERKY AND JACQUELINE HORN MORGAN pursuant to the will of W.L. HORN of record in Will Book 52, Page 232, Probate Court for Davidson County, Tennessee. EMMA Y. HORN BROWNING died September 7, 1980, leaving ROGER SIMMONS as her only child. JACQUELINE HORN MORGAN died February 22, 2004, leaving no children. JACQUELINE HORN MORGAN'S portion of said trust vested in her sister, MARTHA C. HORN CAFFERKY pursuant to the will of W.L. HORN of record in Will Book 52, Page 232, Probate Court for Davidson County, Tennessee. SUNTRUST BANK, SUCCESSOR IN INTEREST TO THIRD NATIONAL BANK AS TRUSTEE UNDER THE WILL OF W.L. HORN, DECEASED has conveyed a one-third undivided interest in said property to MARTHA C. HORN CAFFERKY, A WIDOW died testate on July 3, 2005 leaving ANDREW E. CAFFERKY as her sole heir and beneficiary, and under her will of record under Docket No. 09P955, Probate Court of Davidson County, Tennessee, title vested in ANDREW E.CAFFERKY, JR. SUNTRUST BANK, SUCCESSOR IN INTEREST TO THIRD NATIONAL BANK AS TRUSTEE UNDER THE WILL OF W.L. HORN, DECEASED conveyed to ANDREW E. CAFFERKY, JR. the remaining one-third (1/3) undivided interest by deed of record under Instrument No. 20130531005313, Register's Office for Davidson County, Tennessee. ANDREW E. CAFFERKY, JR. and ANDREW EMMETT CAFFERKY, JR. being one and the same person.

This is improved property known as 244 Fifth Avenue North, Nashville, TN 37219.

This conveyance is made subject to the following:

1. Rights and Claims of parties in possession.

2. Liens, encumbrances, or claims thereof, which are not shown by the public record.

3. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 093-02-3-044.00

4. Easement(s) of record in Book 4849, page 245, said Register's Office.

5. Terms, provisions, requirements ,conditions, obligations, agreements, and stipulations contained in the lease from The Roger L. Simmons Living Trust and Andrew Cafferky to Hyun Chul Cho and wife, Hye Je Cho, including all lease modifications thereto.

This conveyance is also made subject to any and all existing restrictions, easements, encumbrances and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenants and binds themselves, but Grantor, Suntrust Bank solely in it's capacity as Trustee but not further or otherwise, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 30th day of May, 2013.

SUNTRUST BANK, Co-Trustee of the Roger L. Simmons Living Trust, dated March 20, 2002.
BY: April Drennan
ITS: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, April Drennan, **whose name as** Vice President **of Suntrust Bank, Co-Trustee of the Roger L. Simmons Living Trust, dated March 20, 2002,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 10-18-2016

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

RE

WITNESS my hand this 29th day of May, 2013.

Andrew E. Cafferky, Jr.

STATE OF FL)

COUNTY OF Broward)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew E. Cafferky, Jr** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pompano Beach, FL, this 29th day of May, 2013.

NOTARY PUBLIC

Carol A. Trueman

My Commission Expires: 2-9-14

CAROL A. TRUEMAN
MY COMMISSION # DD 954451
EXPIRES: February 9, 2014
Bonded Thru Notary Public Underwriters

LES file # 33697

AS

WITNESS my hand this 30 day of May, 2013.

Carolyn H. Simmons, Co-Trustee

CAROLYN H. SIMMONS, Co-

Trustee

of the Roger L. Simmons Living Trust, dated March 20, 2002.

STATE OF North Carolina

COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carolyn H. Simmons, Co-Trustee of the Roger L. Simmons Living Trust, dated March 20, 2002,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1979 Eastwood Rd. Ste 100, Wilmington, NC, this 30 day of May, 2013.

Shannon T. Sheriff

NOTARY PUBLIC

My Commission Expires: 09-07-13

SHANNON T. SHERIFF NOTARY PUBLIC PITT COUNTY, N.C.

LES file # 33697