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BILL GARRETT, Davidson County
Trans:T20140008104 DEEDWARRSP
Recvd: 02/04/14 12:49 3 pgs
Fees:18.00 Taxes:777.00
20140204-0009879

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $210,000.00. L. Garfunkel Affiant Subscribed and sworn to before me, this 3rd day of Feb, 2014. GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015 Notary Public My Commission Expires:

Address New Owner As Follows:
Linda Garfunkel
4026A Woodmont Boulevard
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
116 08 0K 002.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SunTrust Bank, as Executor of the Estate of Dorothy Grossman, deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Linda Garfunkel**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4026A on Lot 116B as shown on the Plan of 4026 Woodmont Condominiums of record in Book 6200, Page 251, as amended by Exhibit C to Master Deed of record in Book 6870, Page 545, Register's Office for Davidson County, Tennessee, to which

plan reference is hereby made for a more complete description, together with an undivided interest in the common elements of 4026 Woodmont Homeowners' Association, all as described in Book 6870, Page 501, et seq.

Being the same property conveyed to Dr. Laurence A. Grossman and wife, Dorothy Grossman by Warranty Deed from LACT-ASSIST, Inc. of record in Book 7275, page 679, in the Register's Office for Davidson County, Tennessee and the said Laurence A. Grossman having since died on March 1, 2006. The said Dorothy Grossman, a/k/a Dorothy R. Grossman, died on January 2, 2013. Pursuant to the terms of Last Will and Testament of Dorothy R. Grossman entered into Probate under Case No. No. 13P-125 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, all real property owned at the time of her death was to be treated as part of the probate estate and granted to the Executor, SunTrust Bank, full power and authority to dispose of said property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Resubdivision of Lot 116, Kenner Mannor Land Company's Subdivision of Lots 116 & 117, of record in Plat Book 6200, page 251 and as amended by Exhibit "C" to the Master Deed of 4026 Woodmont Condominiums on page 543 of record in Book 6870, page 501, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Master Deed for 4026 Woodmont Homeowner's Association of record in Book 6870, page 501, said Register's Office.

4. Amended and Restated Master Deed for 4026 Woodmont Condominiums, a Horizontal Property Regime with Private Element of record in Instrument# 20060918-0114904 and as rerecorded to include Exhibit "B" of record in Instrument# 20060918-0115129, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the By-Laws of 4026 Woodmont Homeowner's Association, Inc. of record as Exhibit "B" beginning on page 531 of the Master Deed of record in Book 6870, page 501; as amended by Amendment to the By-Laws of record in Instrument# 20010521-0052458 and as amended by Amended and Restated By-Laws of 4026 Woodmont Homeowner's Association of record in Instrument# 20060918-0114905, in the Register's Office for Davidson County, Tennessee.

6. Charter of 4026 Woodmont Homeowners Association, Inc. of record in Book 6878, page 833 and as amended by Amended and Restated Charter of 4026 Woodmen Homeowner's Association of record in Instrument# 20061103-0137250, in the Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4026A Woodmont Boulevard, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS my hand this 31st day of January, 2014.

Estate of Dorothy R. Grossman

By: SunTrust Bank, Executor

By: _____
Barbara Bechtold, Group Vice President
and Estate Advisor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Barbara Bechtold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Group Vice President and Estate Advisor of SunTrust Bank, the bargainor, a Georgia corporation, and that she as such Group Vice President and Estate Advisor, executed the within instrument for the purposes stated therein by signing the name of the corporation by herself as such Group Vice President and Estate Advisor.

WITNESS my hand, at office, this 31st day of January, 2014.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

_____
Notary Public

My Commission Expires: 6/21/16

549493.1/20-0968