THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31858-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $281,000.00. Affiant Subscribed and sworn to before me this 18th day of July, 2014. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 6, 2017

SPECIAL WARRANTY DEED

Address New Owner: Elizabeth Swope 4400 Belmont Park Terrace, #233 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 030 C 23300 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suntrust Bank, Executor of the Estate of Mary Dorris Adair, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Swope** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4400 Belmont Park Terrace, #233, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140053235 DEEDWARRSP
Recvd: 07/23/14 12:42 3 pgs
Fees:18.00 Taxes:1039.70
20140723-0065444

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2014.

Suntrust Bank, Executor of the
Estate of Mary Dorris Adair, deceased

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Bechtold, 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, and who further acknowledged that she is Group Vice President and Estate Advisor of SunTrust Bank, Executor of the Estate of Mary Dorris Adair, deceased, and that she is authorized by SunTrust Bank to execute this instrument on its behalf.

Witness my hand at office this 21st day of July, 2014.

_____
Notary Public for the State of Tennessee

My commission expires _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 233 on the Plan of Section Nine, Arden Place, of record in Book 5210, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Adair and wife, Mary D. Adair, by deed dated September 29, 1978, from Sheridan Construction Company, a Tennessee corporation, of record in Book 5344, page 495, Register's Office for Davidson County, Tennessee. Robert A. Adair died on May 25, 1998. Mary D. Adair died on February 10, 2013. Under the terms of her will, admitted to probate in Docket No. 13P446, Davidson County Probate Court Clerk's Office, the Testatrix directed that any real estate which she owned at the time of her death be treated as personalty for administration purposes and considered part of her probate estate. She further granted her executor power to sell said real estate upon such terms as the executor deemed necessary without the necessity of a court order. Letters Testamentary were issued to SunTrust Bank. Mary D. Adair and Mary Dorris Adair are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636 and Instrument No. 20070816-0098235, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Arden Place Homeowners Association of record in Book 5091, page 725, corrected in Book 5094, page 501, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Arden Place Homeowners Association of record in Book 4749, page 635, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5210, page 73, Register's Office for Davidson County, Tennessee.
6. Declaration of Boundary Line recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.