BILL GARRETT, Davidson County
Trans:T20140058116 DEEDWARRSP
Recvd: 08/08/14 09:51 3 pgs
Fees:18.00 Taxes:3700.00
20140808-0071479

Return To: Mid South Title Services, LLC
1715 Aaron Brenner Drive, Suite 401
Memphis, TN 38120

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 $1,000,000.00. Affiant Subscribed and sworn to before me, this 10TH day of August, 2014. Notary Public My Commission Expires: 1-24-17 LISA COCHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David Andrews and wife, Maryanne Andrews 4300 Lillywood Road Nashville, TN 37205	David & Maryanne Andrews 790 Valleybrook Drive Memphis, TN 38120	11607007800

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, SUCCESSOR TRUSTEE OF THE DOROTHY R. GROSSMAN REVOCABLE TRUST, WITH FULL POWER TO SELL AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

DAVID ANDREWS AND WIFE, MARYANNE ANDREWS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 15, the easterly part of the southerly part of Lot No. 13, and the westerly 30 feet of Glendale Avenue, abandoned, adjacent to Lot 15 and said part of Lot 13, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and being shown as Lot No. 4 o the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy thereof made by Harvey Gee, Surveyor, November 12, 1949, as follows:

Beginning at a point in the northerly margin of Lillywood Road, formerly Third Street, 705.5 feet east of the easterly margin of Lynwood Boulevard; thence northerly, parallel to Lynwood Boulevard, 300 feet to a point; thence easterly crossing the westerly margin of Glenside Avenue, abandoned, at 140 feet, a total distance of 170 feet to a point which is 30 feet east of the westerly margin of said Avenue; thence southerly, parallel to Lynwood Boulevard, 300 feet to the northerly margin of Lillywood Avenue; thence westerly, with the margin of said road, 170 feet to the beginning.

Being the same property conveyed to Laurence A. Grossman and wife, Dorothy Grossman by deed dated February 24, 1950, from Ben Doochin, Sol Berry and Henry Sender, of record in Book 1808, page 135, Register's Office for Davidson County, Tennessee; the said Laurence A. Grossman having since died. By Quitclaim deed dated September 10, 2008, Dorothy Grossman conveyed all right, title and interest in subject property to Dorothy R. Grossman, Trustee of the Dorothy R. Grossman Revocable Trust, of record at Instrument No. 20080911-0093166, Register's Office for Davidson County, Tennessee. By unrecorded Designation of Successor Trustee prior to the death of Dorothy R. Grossman, she as Trustee of the Revocable Trust appointed SunTrust Bank as Successor Trustee.

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 Metropolitan and City of Belle Meade taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the plan of record in Book 421, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4300 Lillywood Road, Nashville, TN 37205.**

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 heirs and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of August, 2014.

SunTrust Bank, Successor Trustee
By: Barbara Bechtold, SVP/TEA

Barbara Bechtold, Group Vice President
and Estate Advisor, Successor Trustee of the
Dorothy R. Grossman Revocable Trust

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 5th day of August, 2014.

Marcia P. Bouchillon

Notary Public

My Commission Expires: 11/05/2014

MARCIA P. BOUCHILLON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

572064.1/200736