Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

This instrument prepared by
and Return to:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140065773 DEEDWARRSP
Recvd: 09/04/14 10:58 3 pgs
Fees:18.00 Taxes:740.00
20140904-0080899

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, is $200,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of September 2014.

Notary Public
My Commission Expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Address New Owner:	Send Tax Bills to:	Map & Parcel:
Elizabeth A. Hosmer & Fredrick R. Brooks 1633 Pawnee Trail Madison, TN 37115	Stonegate Mortgage Corporation 9190 Priority Way West Dr., #300 Indianapolis, IN 46240	06300007200

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SunTrust Bank, Successor Trustee of the Melba S. Powers Revocable Management Trust dated February 23, 1996,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth A. Hosmer, unmarried and Fredrick R. Brooks, unmarried, as tenants with right of survivorship,** hereinafter called the Grantee, their heirs and assigns, a certain tract of land in **Davidson** County, Tennessee, described as follows:

SEE ATTACHED EXHBIT "A"

2014 Davidson County taxes a lien, not yet due and payable.
This conveyance is subject to all restrictions and easements of record.

This is X improved property known as 1633 Pawnee Trail, Madison, TN 37115.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 2nd day of September, 2014.

SunTrust Bank, Successor Trustee of the Melba S. Powers Revocable Management Trust dated February 23, 1996, by April Drennan, Vice President

By: April Drennan
Its: **April Drennan, Vice President**

STATE OF Tennessee
COUNTY OF Nashville

Before me, Sherry L. Whitehead of the state and county mentioned, personally appeared April Drennan, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Vice President of SunTrust Bank, the within named bargainor, a corporation, and that as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of SunTrust Bank as such Vice President.

Witness my hand, at office, on this 2nd day of September 2014.

March 8, 2016
Notary Public
My Commission Expires:

Sherry L Whitehead
Notary Public

SHERRY L. WHITEHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of the Subdivision of the L. C. Huffines Land, not of record, and described according to a survey made by Harvey Gee, May 17, 1948, as follows:

Beginning at a point in the center of Nawakwa Trail, now call Pawnee Trail, 643.3 feet easterly from the southeast corner of Hudson Road and Nawakwa Trail, now called Pawnee Trail, the northwest corner of Lot No. 5 on said survey conveyed to L. R. Hennessee and wife by deed from Ernest Grisham and wife, dated May 24, 1968 and recorded in Book 4238, Page 66, Register's Office for said County; thence with said Hennessee South 14 degrees 30' East 400 feet to an iron pin in the north boundary line of a 13.1 acre tract of land as shown on said survey; thence with the north boundary line of said 13.1 acre tract South 75 degrees 15' West 150 feet to a point in the center of said Pawnee Trail; thence with the center of Pawnee Trail North 75 degrees 15' East 150 feet to the beginning.

Being the same property conveyed to John T. Powers and wife, Melba S. Powers by Warranty Deed from Ernest Grisham and wife, Winnie Allen Grisham of record in Book 4242, Page 633, Register's Office of Davidson County, Tennessee. The said John T. Powers having since deceased, leaving Melba S. Powers his sole surviving spouse. Being part of the same property conveyed to Melba S. Powers, Trustee of the Melba S. Power Revocable Management Trust dated February 23, 1996, by Quitclaim Deed from Melba S. Powers of record in Book 10018, Page 527, Register's Office of Davidson County, Tennessee. The said Melba S. Powers having since deceased. Per the Melba S. Powers Revocable Management Trust Agreement, SunTrust Bank is appointed Trustee upon death. The said property is further devised into the Melba S. Power Revocable Management Trust per The Last Will and Testament of Melba S. Powers, probated under file 13P420, Probate Clerk's Office for Davidson County, Tennessee.