BILL GARRETT, Davidson County
Trans:T20140076857 DEEDWARR
Recvd: 10/10/14 13:42 3 pgs
Fees:18.00 Taxes:1957.30
20141010-0094249

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14826

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
SunTrust Bank as Trustee MC:NA-6500, P.O. Box 305110 Nashville, TN 37230-5110	New Owner	131-01-0-Q-002CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Carolyn M. Hall and husband, M. Wesley Hall III (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto SunTrust Bank as Trustee for Everett E. Kelley and Eleanor Clark Kelley 2011 GST Exempt Trust FBO Craig Kelley Adkisson (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3300-B of Hobbs Place, a Horizontal Property Regime, which is located on Lots 1 and 2 on the plan of Hobbs Place, of record in Instrument No. 20050119-0006695, Register's Office for Davidson County, Tennessee, and also described on Exhibit "A" to the Master Deed and By-laws of Hobbs Place, of record in Instrument No. 20060707-0081690, as affected by Resolution recorded at Instrument No. 20120124-0006695, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and related to the units, property co-owners and tenants of Hobbs Place Condominiums, contained in said Master Deed and By-laws of record in Instrument No. 20060707-0081690 and Instrument No. 20060707-0081691, Register's Office for Davidson County, Tennessee, are incorporated in the deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed by Warranty Deed from Haury & Smith Contractors, Inc. to M. Wesley Hall, III and wife, Carolyn M. Hall as recorded on the 17th day of February, 2011 in Instrument No. 20110217-0013593 and Quitclaim Deed from M. Wesley Hall, III to Carolyn M. Hall as recorded on the 10th day of January, 2012 in Instrument No. 20120110-0002580, in the Register's Office of Davidson County, Tennessee.

M. Wesley Hall III, spouse of Carolyn M. Hall joins in this conveyance to convey any interest he may have in subject real property, particularly any marital interest.

This is improved real property located at 3300B Hobbs Road, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.

2. Matters shown on the plat of HOBBS PLACE , as recorded in Instrument No. 20050119-0006695, said Register's Office for Davidson County, Tennessee.

3. Terms and provisions of by-Laws recorded in Instrument No. 20060707-0081691 as affected by Resolution recorded at Instrument No. 20120124-0006594, said Register's Office for Davidson County, Tennessee.

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HOBBS PLACE Condominium of record in Instrument No. 20060707-0081690 as affected by Resolution recorded at Instrument No. 20120124-0006695, said Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4147, Page 357, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $529,000.00.
(
(Affiant
(Subscribed and sworn to before me
(this 31 day of October, 2014.
(
(My Commission Expires: 1-24-15 Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 31 day of October, 2014.

Carolyn M. Hall

M. Wesley Hall III

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Carolyn M. Hall and husband, M. Wesley Hall III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that they executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 9th day of October, 2014.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017