THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095267** BILL GARRETT, Davidson County Trans:T20150080276 DEEDWARR Recvd: 09/21/15 14:42 2 pgs Fees:13.00 Taxes:1979.50 20150921-0095833	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2015. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

TRUSTEE'S DEED

Address New Owner: Chad Edwards and Kerri Edwards 3300 B Hobbs Road Nashville TN 37215-2419	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131010Q00200CO

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 as Trustee for Everett E. Kelley and Eleanor Clark Kelley 2011 GST Exempt Trust FBO Craig Kelley Adkisson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Edwards and Kerri Edwards, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 20120124-0006594, 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.

Being the same property conveyed to SunTrust Bank as Trustee for Everett E. Kelley and Eleanor Clark Kelley 2011 GST Exempt Trust FBO Craig Kelley Adkisson by Warranty Deed from Carolyn M. Hall and husband, M. Wesley Hall III, recorded on the 10th day of October, 2014 in Instrument No. 20141010-0094249, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOBBS PLACE, as recorded in Instrument No. 20050119-0006695.

Terms and provisions of by-Laws recorded in Instrument No. 20060707-0081691 as affected by Resolution recorded at Instrument No. 20120124-0006594.

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. 20120124-0006594.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4147, Page 357.

This is improved property located at 3300 B Hobbs Road Nashville, TN 37215-2419.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2015.

SunTrust Bank, Trustee

By: David P. Rogers, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Rogers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Vice President of SunTrust Bank, and that SunTrust Bank is a trustee of the Everett E. Kelley and Eleanor Clark Kelley 2011 GST Exempt Trust FBO Craig Kelley Adkisson, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of September, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018