Davidson County DEEDWARRSP
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Fees:23.00 Taxes:3330.00
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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33385-11-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

SPECIAL WARRANTY DEED

Address New Owner: William Edwin Martin Jean Clinton Nelson 7 Peach Blossom Square Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 13 0 246 00

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, Trustee Under Agreement of Martha S. Lagerquist dated December 12, 1986**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Edwin Martin and Jean Clinton Nelson, husband and wife** ("Grantee"), their 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 known as 7 Peach Blossom Square, Nashville, TN 37205.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 15th day of December, 2016.

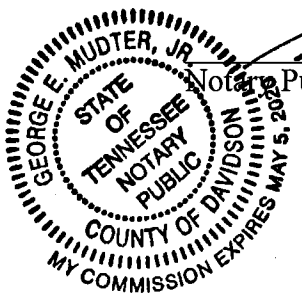
SunTrust Bank, Trustee Under Agreement of
Martha S. Lagerquist dated December 12, 1986

By: Dennis Nicolet, Vice President/Manager
Dennis Nicolet, Vice President/Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dennis Nicolet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President/Manager of SunTrust Bank, 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 15th day of December, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Resubdivision of Lot No. Seven Peach Blossom Square, of record in Book 4595, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SunTrust Bank Trustee Under Agreement Martha S. Lagerquist dated December 12, 1986 by deed dated January 24, 2000, of record in Instrument No. 200001280009348, Register's Office for Davidson County, Tennessee.

Together with a Reciprocal Easement for Driveway as more fully described in Book 4408, Page 543, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 104 13 0 246 00.
2. All matters appearing on the Plan of record as Plat Book 4595, page 151, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer granted to the City of Nashville, of record in Book 1730, page 10, Register's Office for Davidson County, Tennessee.
4. Reciprocal Easement for Driveway of record in Book 4408, page 543, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

