This Instrument Prepared By:

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SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20170022081 DEEDWARRSP
Recvd: 03/15/17 10:48 4 pgs
Fees:22.00 Taxes:0.00
20170315-0025345

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Tax Parcel Number:
SunTrust Bank, Trustee of Marital Trust C - U/W of Charles L. Blackwell P.O. Box 305110 Mail Code NA 6500 Nashville, Tennessee 37230-5110	SunTrust Bank, Trustee of Marital Trust C - U/W of Charles L. Blackwell P.O. Box 305110 Mail Code NA 6500 Nashville, Tennessee 37230-5110	149-00-0-310.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, SunTrust Bank, in its capacity as Personal Representative of the **Estate of Charles L. Blackwell**, as Grantor, by these presents does hereby grant, bargain, sell and convey unto SunTrust Bank, in its capacity as Trustee of the **Marital Trust C** created under the Last Will and Testament of Charles L. Blackwell dated October 6, 2008, as Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to- wit:

TRACT I

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the north by Charles Turner; on the East by Murfreesboro Road; on the South and West by Hickory Highlands, P.U.D. Tract 10 and being more particularly described according to a boundary survey by Morrow & Associates, Inc., dated August 19, 1987, revised January 25, 1988, and revised March 27, 1989, as follows:

Beginning at a point in the west right of way line of Murfreesboro Road, said point being a corner common with Charles Turner; said point being located southeasterly 1950 feet, more or less, from the intersection of the south right of way line of Bell Road and the west right of way line of Murfreesboro Road;

Thence with the west right of way line of Murfreesboro Road, South 45 Deg. 47 min. 55 sec. East, 388.34 feet to a point, a corner common with Hickory Highlands, P.U.D. Tract 10 in the west right of way line of Murfreesboro Road;

Thence with Hickory Highlands, P.U.D. Tract 10, the following bearings and distances:

Thence South 43 deg 12 min 05 sec West, 424.00 feet to a point;
Thence South 32 deg 23 min 40 sec West, 80.00 feet to a point;
Thence South 43 deg 12 min 05 sec West, 135.42 feet to a point;
Thence South 01 deg 47 min 55 sec East, 197.33 feet to a point;
Thence South 70 deg 56 min 17 sec West, 147.99 feet to a point;
Thence North 19 deg 03 min 43 sec West, 470.39 feet to a point, a corner common with Hickory Highlands, P.U.D. Tract 10 in the south line of Charles Turner;

Thence with Charles Turner, North 38 deg 25 min 19 sec East, 692.00 feet to the point of beginning, containing 304,920 square feet, (7.00 acres, more or less).

Being the same property conveyed to SunTrust Bank, in its capacity as Personal Representative of the **Estate of Charles L. Blackwell** pursuant to a Deed In Lieu of Foreclosure of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20151209-0124027. The Grantee is effectively the sole residuary legatee and devisee under **Charles L. Blackwell's** Last Will and Testament which was duly admitted to probate in Davidson County, Tennessee, Docket No. 13P-829, in the Probate Court for said County.

TO HAVE AND TO HOLD and Grantor does covenant with Grantee that Grantor is well seized of the property, that Grantor has good right and title to convey the property. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is improved property known as 2801 Murfreesboro Road, Antioch, Tennessee, 37013.

WITNESS my hand this 13th day of March, 2017.

SUNTRUST BANK

By: _____

BARBARA BECHTOLD

Printed Name

Its: Group Vice President & Estate Advisor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marcia P. Bouchillon, a Notary Public in and for said State and County, Barbara Bechtold, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Vice President of SunTrust Bank, and is authorized to execute this instrument on behalf of said financial institution.

Witness my hand, at office, this 13th day of March, 2017.

_____

Notary Public

My Commission Expires: 09/10/2018

MARCIA P. BOUCHILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated.

SunTrust Bank

Printed Name: Barbara Bechtold
Title: Vice President
for **SunTrust Bank**, in its capacity as Personal Representative of the Estate of Charles L. Blackwell

Subscribed and sworn to before me, this 13th day of March, 2017.

Notary Public

My Commission Expires: 09/10/2018

MARCIA P. BOUCHILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY