THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2017. Notary Public My Commission Expires: 6-20-2019

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170043963 DEEDWARRSP
Recvd: 05/24/17 08:59 4 pgs
Fees:23.00 Taxes:4995.00
20170524-0051408

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Charles E. Cooke 205 17th Avenue N., Suite 201 Nashville, TN 37203	New Owner	103 15 0 025.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SunTrust Bank, as Trustee under the Will of Charles W. Kempkau ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto Charles E. Cooke ("**Grantee**"), his successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **4401 Harding Pike, Nashville, Tennessee**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 22nd day of May, 2017.

SunTrust Bank, as Trustee under the Will of
Charles W. Kempkau

By: Sita McMurrin
Sita McMurrin, Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, **Sita McMurrin**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Vice President** of **SunTrust Bank, as Trustee under the Will of Charles W. Kempkau**, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of May, 2017.

Helen McCarley
Notary Public
My Commission Expires: 5-6-19

HELEN MCCARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County State of Tennessee described as follows,to wit;

Being part of Lot No. 82 on the plan of the Kenner- Manor Land Company's 2nd Subdivision of the Kenner tract as of record in Book No. 421, Page 100, Register's Office for Davidson County Tennessee.

Said part of Lot No. 82 fronts 100.25 feet on the southeasterly side of West End Ave now Harding Rd and runs back between parallel lines with the southwesterly margin of Kenner Ave., 100 feet to a dead line.

Being the same property conveyed to Clara A. Kempkau by deed from Agnes D. Eckhardt, of record in Book 1109, Page 55, in the Register's Office of Davidson County, Tennessee. The said Clara A. Kempkau having since died and devised said property to Charles W. Kempkau in Will Book 66, Page 264, Davidson County, Tennessee Probate Office. The said Charles W. (C.W.) Kempkau having since died and devised said property in Trust to Third National Bank (now known as SunTrust Bank) in Will Book 89, Page 367, in said Probate Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2017, a lien, due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3679, Page 76.