This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, Tennessee 37027

Bill Garrett Davidson County
Batch# 19666 DEEDWARRSP
10/31/2017 10:40:55 AM 6 pgs
Fees: $33.00 Taxes: $1,665.00



20171031-0111431

Grantee(s) Name, Address:	Send Tax Statement To:
Sanctuary Trust Agreement Dated Oct.26 , 2017	
5 St. James Place	NEW OWNER
Nashville, TN 37215	

SPECIAL WARRANTY DEED

This Deed made on October 25, 2017, by Sue G. Atkinson, Trustee of the Sue G. Atkinson Trust, (the "Trust"), hereinafter, "Grantor" to Laurence M. Papel, Trustee, his successors and assigns under the Sanctuary Trust Agreement Dated October 26, 2017, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

See Exhibit "A" Attached Hereto

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments, as shown on "Exhibit B" attached hereto.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

And Grantor does further covenant and bind itself, its successor or assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise; provided, however, that all covenants and warranties herein of Sue G. Atkinson are made in as full and ample a manner as it can and should do as such Trustee but no further nor otherwise, meaning that the extent of her liability is limited by the amount of the corpus of the Trust of which she is the fiduciary and which is conveying the foregoing property.

Sue G. Atkinson Trust

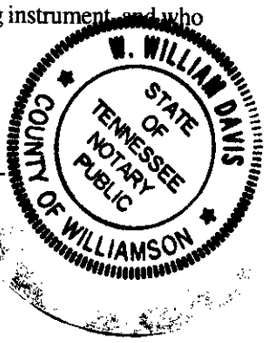
By: _____
Sue G. Atkinson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2017, before me, personally appeared Sue G. Atkinson, Trustee for The Sue G. Atkinson Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal this 25th day of October, 2017.

_____
NOTARY PUBLIC
My commission expires: 12/19/2020



STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$450,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 30th day of October, 2017

_____
AFFIANT

_____
NOTARY PUBLIC
My commission expires: 12/19/20

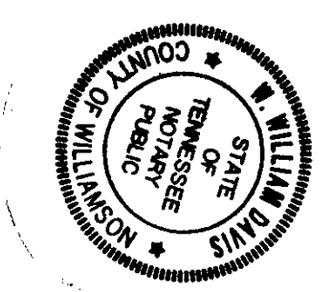


EXHIBIT "A"
Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a parcel of land in the 34th Councilmanic District of Davidson County, City of Forest Hills, Tennessee, located at the west end of Saint James Place, West of Chickering Lane, and being shown as Parcel 021.00 and Parcel 015.00 on Davidson County Tax Map 144-09, belonging to Atkinson, as evidenced in Instrument Number 20151117-0116688, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel also being shown in the Resubdivision of parcels 15 and 21 as of record in Plat Book 6900, Page 941, and being more particularly described as follows:

BEGINNING at an iron pin located at the west end of Saint James Place, said iron pin being the northwest corner of Parcel 022.00 as shown on Map 144-09, belonging to Hunter, as evidenced in Deed Book 8311, Page 46 (RODCT), thence;

1) Leaving the west margin of Saint James Place, and with the northwest line of said parcel 022.00, South 43 degrees 30 minutes 50 seconds West a distance of 476.26 feet to an iron pin, said iron pin being the southwest corner of said Parcel 022.00, said iron being on the east line of Parcel 024.00 as shown on Map 144-09, belonging to Marvin T. Runyon, Jr. Marital Trust, as evidenced in Instrument 20051228-0155739 (RODCT), said iron pin also being the northwest corner of Parcel 016.00 as shown on Map 144-09, belonging to Beaman, as evidenced in instrument 20031106-0163444 (RODCT), and said iron pin also being the southwest corner of the property herein described, thence;

2) With the east line of said Parcel 024.00, North 01 degrees 45 minutes 02 seconds East, a total distance of 158.23 feet to a mag nail, said mag nail being the northeast corner of Parcel 024.00, thence;

3) With the south line of said Parcel 015.00 Map 144-09, North 67 degrees 17 minutes 48 seconds West a total distance of 321.01 feet to a point, said point being on the north line of said Parcel 024.00, and said point being the southwest corner of Parcel 015.00 as shown on Map 144-05, belonging to King Investment Company, as evidenced in Instrument 20050317-0029630 (RODCT), thence;

4) With the south line of Parcel 015.00 Map 144-05, and continuing with the south line of Parcel 009.00 as shown on Map 144-05, belonging to Dale, as evidenced in Deed Book 4247, Page 374 (RODCT), South 84 degrees 53 minutes 33 seconds East a total distance of 300.30 feet to an iron pin, said iron pin being the southeast corner of said Parcel 009.00, and said iron pin being an interior corner of the property herein described, thence;

5) With the west line of the property herein described North 04 degrees 32 minutes 30 seconds East a distance of 490.76 feet to a monument, said monument being the westerly most corner of Parcel 020.00 as shown on Map 144-09, belonging to Dale, as evidenced in Deed Book 5182, Page 990 (RODCT), and said monument also being the north corner of the property herein described, thence;

6) With the north line of the property herein described, South 42 degrees 18 minutes 23 seconds East a distance of 420.18 feet to an iron pin, said iron pin being on the west end of Saint James Place, said iron pin being the southwest corner of Parcel 020.00, thence;

7) With the west margin of Saint James Place along a curve to the left, with a radius of 60.00 feet, a chord bearing of South 01 degrees 00 minutes 44 seconds West, a chord distance of 88.42, and a delta angle of 94 degrees 55 minutes 12 seconds, for a distance of 99.40 to an iron pin, said iron pin being the point of BEGINNING, containing 3.2872 acres or 143,192 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated October 23, 2017.

Said property is also subject to a 25 foot Public Utility and Ingress-Egress Easement serving Parcels 024.00 and 014.00, as shown on Map 144-09, as of record in Deed Book 7891, Page 626 and being more particularly described as follows:

BEGINNING at an iron pin located at the west end of Saint James Place, said iron pin being the southeast corner of Parcel 021.00 as shown on Map 144-09, belonging to Atkinson, as evidenced in Instrument 20151117-0116688 (RODCT), and said iron pin being the northwest corner of Parcel 022.00 as shown on Map 144-09, belonging to Hunter, as evidenced in Deed Book 8311, Page 46 (RODCT), thence, with the line common to Parcels 021.00, and 022.00, South 43 degrees 30 minutes 50 seconds West a distance of 476.26 feet to an iron pin, said iron pin being the southwest corner of said Parcel 022.00, thence;
With the west line of Parcel 021.00, North 01 degrees 45 minutes 02 seconds East a distance of 158.23 feet to a mag nail, thence; Crossing Parcel 021.00, North 72 degrees 03 minutes 17 seconds East a distance of 168.25 feet to a point, thence; Continuing to cross Parcel 021.00, North 43 degrees 30 minutes 50 seconds East a distance of 215.91 feet to a point on the west end of Saint James Place, thence;
With the west margin of Saint James Place along a curve to the left, with a radius of 60.00 feet, a chord bearing of South 34 degrees 08 minutes 06 seconds East, a chord distance of 25.59 feet, and a delta angle of 24 degrees 37 minutes 41 seconds, for a distance of 25.79 feet to an iron pin, said iron pin being the point of BEGINNING.

Together with and subject to the beneficial driveway easement provided in Book 3842, page 105, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sue G. Atkinson by Warranty Deed from Margaret Sharp Howell and husband, William Watkins Howell, dated 04/19/1999 and filed for record on 04/21/1999 in Book 11441, page 979, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sue G. Atkinson, Trustee for the Sue G. Atkinson Trust Dated October 29, 2015, by Quitclaim Deed from Sue G. Atkinson, dated 11/12/2015 and filed for record on 11/17/2017 as Instrument Number 20151117-0116688, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 11 St. James Place, Nashville, Tennessee, 37215.

Map and Parcels: 14409001500 and 14409002100

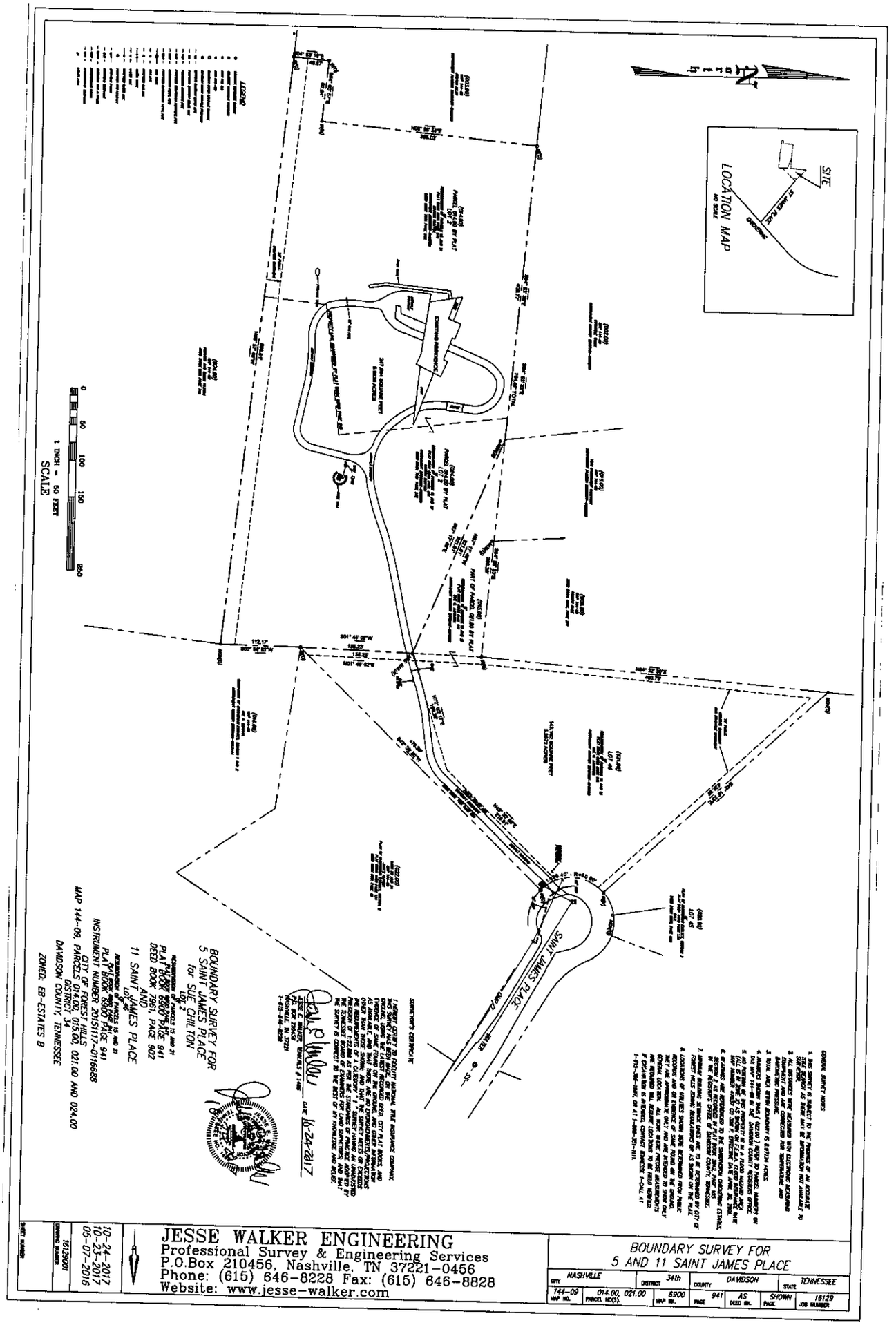

LOCATION MAP
NO SCALE
SITE
ST JAMES PLACE
GRADEMORE
SCALE
1 INCH = 50 FEET
0
50
100
150
250
SAINT JAMES PLACE
BOUNDARY SURVEY FOR
5 SAINT JAMES PLACE
for SUE CHILTON
LOT 2
PLAT BOOK 8000 PAGE 941
DEED BOOK 7961, PAGE 902
AND
11 SAINT JAMES PLACE
LOT 46
PLAT BOOK 8000 PAGE 941
INSTRUMENT NUMBER 20151117-0116688
CITY OF FOREST HILLS
MAP 144-09, PARCELS 014.00, 015.00, 021.00 AND 024.00
DAVIDSON COUNTY, TENNESSEE
ZONED: EB-ESTATES B
SURVEYOR'S CERTIFICATE
JESSE E. WALKER, REGISTERED # 1486
DATE 10-24-2017
JESSE WALKER ENGINEERING
Professional Survey & Engineering Services
P.O.Box 210456, Nashville, TN 37221-0456
Phone: (615) 646-8228 Fax: (615) 646-8828
Website: www.jesse-walker.com
10-24-2017
10-23-2017
05-07-2016
1612901
BOUNDARY SURVEY FOR
5 AND 11 SAINT JAMES PLACE
NASHVILLE
CITY
34th
DISTRICT
DAVIDSON
COUNTY
TENNESSEE
STATE
144-09
MAP NO.
014.00, 021.00
PARCEL NO(S).
6900
MAP NO.
941
PAGE
AS
DEED NO.
SHOWN
PAGE
16129
JOB NUMBER

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All matters on the plan of record in Book 3842, page 105, Register's Office for Davidson County, Tennessee.

2. All matters on the plan of record in Book 6900, page 941, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4113, page 43, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4113, page 47, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 6200, page 867, Register's Office for Davidson County, Tennessee.