File Box 8

Prepared By and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road,
Suite 203A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 34219 DEEDWARRSP
12/06/2017 02:32:25 PM 4 pgs
Fees: $23.00 Taxes: $4,218.00

20171206-0124633

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Christopher Scott Jones and Emily Sarah Meltzer	(Name) New Owner	10415043600
(Address) 2007 Beechwood Avenue	(Address)	
(City) (State) (Zip) Nashville, TN 37212	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Spencer Stolpen and SunTrust Bank, Inc, as co-trustees of The **Shinn Trust No. 2, Subtrust 2A, dated April 5, 2004, for the benefit of Christopher George Shinn**, ("Grantor"), in favor of **Christopher Scott Jones and Emily Sarah Meltzer, husband and wife,** ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described below:

Land in Davidson County, Tennessee, being Lot No. 13 on the map of the subdivision of the Estate of Daniel McIntyre, deceased, of record as in Book 3, Page 30 of the Chancery Court at Nashville, Tennessee. Said Lot No. 13 fronts 60 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Emporia, LLC to Shinn Trust No. 2, Subtrust 2A, dated April 5, 2004, for the benefit of Christopher George Shinn, Harold Bouillion, Trustee, a Trust, as recorded on the 16th day of April, 2013 in Instrument No. 20130416-0038028 and Warranty Deed from GMS 2010 Properties, LLC to Emporia, LLC, a North Carolina Limited Liability Company, as recorded on the 30th day of April, 2012 in Instrument No. 20120430-0036471, in the Register's Office of Davidson County, Tennessee.

Harold J. Bouillion having since been removed as Trustee per Removal and Appointment of Successor Trustee Agreement Shinn Trust No. 2, Dated April 5, 2004. Spencer Stolpen and SunTrust Bank, Inc. are hereby appointed Co-Trustees of the Trust. This Agreement dated April 1, 2015.

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

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; BUT NO FURTHER OR OTHERWISE.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 30th day of November, 2017.

GRANTOR:

Shinn Trust No. 2, Subtrust 2B, dated April 5, 2004 for the benefit of Christopher George Shinn

By: Dennis Nicolet

Dennis Nicolet, Vice President of SunTrust Bank*, as co-trustee for the Shinn Trust No. 2, Subtrust2B, dated April 5, 2004 for the benefit of Christopher George Shinn

*Inc.

State of Tennessee
County of Davidson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Dennis Nicolet, Vice President of SunTrust Bank*, Co-Trustee of Shinn Trust No. 2, Subtrust 2B, dated April 5, 2004, for the benefit of Christopher George Shinn the witin named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes of therein contained.

*Inc.

Given under my hand and seal this the 30th day of November, 2017.

Helen McCarley

Notary Public
My Commission Expires: 5-6-19

HELEN MCCARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

By: Spencer D Stolpen

Spencer Stolpen, Co-Trustee for the Shinn Trust No. 2, Subtrust2B, dated April 5, 2004 for the benefit of Christopher George Shinn

State of Tennessa
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Spencer Stolpen, Co-Trustee of Shinn Trust No. 2, Subtrust 2B, dated April 5, 2004, for the benefit of Christopher George Shinn the witin named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes of therein contained.

Given under my hand and seal this the 29 day of Novembar, 2017.

ANNETTE M WESOLOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/2/21

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$1,215,000.00~~ $1,140,000.00

Affiant

Subscribed and sworn to before me this 1st day of December, 2017.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

DB1/ 67069091.2