Box 8

Bill Garrett Davidson County
Batch# 64702 DEEDWARRSP
03/02/2018 01:21:28 PM 2 pgs
Fees: $13.00 Taxes: $3,085.80

20180302-0019956

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Equitable Trust Company, as Trustee of the Martha D. Donnelly Tennessee Marital Trust hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William Edwards, Jr. and Diane Edwards, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Bellebrook, as shown on Plat of record in Plat Book 5200, page 442, amended in Book 5982, page 32, corrected in Book 6087, page 957 and in Book 6941, page 122, further amended in Instrument No. 20041230-0154555, all in the Register's Office for Davidson County, Tennessee, in which plat reference is hereby made for a more particular description.

Being the same property conveyed to Equitable Trust Company, as Trustee of the Martha D. Donnelly Tennessee Marital Trust by Executor's Deed from John M. Donnelly, Jr., dated July 21, 2011, of record in Instrument No. 20110721-0056090, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Donnelly and wife, Martha D. Donelly, from SunTrust Bank, a Georgia Corporation, as Trustee of the Shropshire Ancillary Trust by deed of record in Instrument No. 20000703-0065727, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Martha D. Donnelly by Quitclaim Deed of record in Instrument No. 20031222-0182029, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 109 Bellebrook Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it. Grantor covenants and binds Grantor, Grantor's heirs and representatives, to warrant and defend the title to the said land against all persons claiming under the Grantor pursuant to TCA 66-5-103.1B to the said Grantee, Grantee's heirs and assigns. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 1st day of March, 2018.

Equitable Trust Company, as Trustee of the Martha D. Donnelly Tennessee Marital Trust

Michael W. Ruehling, VP and Trust Officer
By: Michael W. Ruehling, Vice President and Trust Officer

State of Tennessee)
County of Davidson)

On this 1st day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within Michael W. Ruehling, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who further acknowledged that he is the authorized signor under the Equitable Trust Company, as Trustee of the Martha D. Donnelly Tennessee Marital Trust and that he is authorized to execute this instrument and that he has executed this instrument on behalf of the Equitable Trust Company, as Trustee of the Martha D. Donnelly Tennessee Marital Trust.

Notary Public

ANGELA K. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 834,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of March, 2018.

Notary Public

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

My Commission Expires: 10/13/18

NEW OWNER:
William Edwards
109 Bellebrook Circle
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
130-05-0A-009.00