Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

Name and Address of New Owners:

Billy E. Hollis
413 Westchester Dr.
Madison, TN 37115

Send Tax Bills to:

Same as New Owner

Bill Garrett Davidson County
Batch# 76540 DEEDWARRSP
04/05/2018 10:48:53 AM 3 pgs
Fees: $18.00 Taxes: $222.00

20180405-0032043

TAX ID NUMBERS:

042110b02400co

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION, TRUSTEE OF THE BEAZLEY CHILDREN'S TRUST FOR THE BENEFIT OF LINDA ANDERSON** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Billy E. Hollis and Robert C. Williams, Joint Tenants with Right of Survivorship** ("Grantees"), their successors, heirs and assigns, certain land in DAVIDSON COUNTY, TENNESSEE, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for the year 2018 and subsequent years, further subject to notes, easements, setback lines, etc., if any as may be set forth on the plat of Heritage Village Condominiums set forth as Exhibit "A" of the Supplement and Amendment to Master Deed of record in Book 6484, Page 287 Register's Office for Davidson County, Tennessee; Subject to notes, easements, building setback lines, if any, and all matters set forth on the Plat of Heritage Village Condominium, Section 1, of record in Book 4675, Page 46, Register's Office for Davidson County, Tennessee; Subject to any Restrictions, Easements, etc., of public record that may affect subject property.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warranty and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this 3rd day of April, 2018.

First Tennessee Bank National Association, Trustee
Of The Beazley Children's Trust for the Benefit of
Linda Anderson

By: _____ SVP
Terri McGuire
Senior Vice President

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Terri McGuire with whom I am personally acquainted and who upon her (his, her, their) oath(s) acknowledged herself (himself, herself, themselves) to be the Senior Vice-President of First Tennessee Bank National Association, Trustee of The Beazley Children's Trust for the benefit of Linda Anderson, and that _____ As such Senior Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the banking association by the said Terri McGuire as such Senior Vice-President.

Witness my hand and official seal at office at First Tennessee Bank on this the 3rd day of April, 2018.

Nancy C. Taylor
Notary Public

NANCY C. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 10-8-2019

STATE OF TENNESSEE
CONTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00.

Sandy Palent
Affiant

Subscribed and sworn to before me
This 4 day of April, 2018

Deanie L. Gregory
Notary Public

My Commission Expires: 7-5-21

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DEANIE L. GREGORY
ATTORNEY AT LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

"Exhibit A"

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

A certain condominium located in Davidson County, Tennessee being Apartment Unit No. 300 (erroneously referred to as Unit 166 in Instrument 20151006-0101933), of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, by Fifth Amendment in Book 9654, Page 906 and by Sixth Amendment in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominium set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to First Tennessee Bank National Association, Trustee of The Beazley Children's Trust for the Benefit of Linda Anderson from First Tennessee Bank as Trustee of The Beazley Family Trust for Benefit of Linda Anderson by Trustee's Deed dated March 21, 2018 of record in Instrument No. 20180323-0027319, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to First Tennessee Bank as Trustee for the Beazley Family Trust for benefit of Linda Anderson from Equity Trust Company FBO Michael Luning IRA, by Warranty Deed dated September 29, 2015 of record in Instrument No. 20151006-0101933, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20151104-0012467, said Register's Office correcting the unit number to Unit 300.

This is Improved Property known as: 300 Plymouth Rock Ct., Madison, TN 37115