WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2018.

Notary Public

COMMISSION EXPIRES: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 179168 **DEEDWARR**
12/31/2018 11:39:50 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50

20181231-0126411

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel Chandler Meredith	New Owner	131 02 0H 012.00
(NAME)	(NAME)	
4212 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Stuart Speyer and Joe Gilbert, III, Co-Trustees of Stuart Family Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Chandler Meredith, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4214, together with parking space 14, together with the appurtenant interest in the common elements of Hillsboro Quarters Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed, all to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stuart Speyer and Joe Gilbert, III, as Co-Trustees of the Stuart Family Trust by Deed dated March 14, 2014 from Alan J. Winfree and wife, Jennifer M. Winfree, husband and wife, recorded March 19, 2014, in Instrument Number 201403190022567, in the Official Records of Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4214 Hillsboro Pike (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

File No.: 667-18
Warranty Deed Individual eRec LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 21st day of December, 2018.

Stuart Family Trust

By: _____ Co-Trustee
Stuart Speyer, Co-Trustee

By: _____ Co-trustee
Joe Gilbert, III, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Stuart Speyer and Joe Gilbert, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they are Co-Trustees of the Trust described in the within instrument, and in my presence affixed their signatures to the within instrument, and upon oath acknowledged that the facts set forth therein are true and complete to the best of their knowledge, information and belief and that they executed same as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2018.

_____
Shannon Philbin
Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

EXHIBIT "A"

CERTIFICATION OF TRUST FOR THE STUART FAMILY TRUST

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, Stuart Speyer and Joe Gilbert, III, being first duly sworn, and for purposes of furnishing a Certification of Trust pursuant to and meeting the requirements of §35-15-1013 of Tennessee Code Annotated, depose and say they are each at least 18 years of age, are the currently acting Co-Trustees ("Co-Trustees") of The Stuart Family Trust (the "Trust"), and further state as follows:

1. **Instruments Creating and Modifying Trust**. The instrument that created the Trust was a Trust Agreement Establishing Speyer Family Trusts dated August 18, 1981. The Trust has not been modified.

2. **Settlor of Trust**. The settlor of the Trust was Lester D. Speyer. The settlor executed the written instrument referred to above which created the Trust.

3. **Identity and Address of Currently Acting Co-Trustees**. The Co-Trustees listed below are the currently acting Co-Trustees, and have been the Co-Trustees continuously since the inception of the Trust.

Stuart Speyer
1 Castlewood Ct
Nashville, TN 37215

Joe Gilbert, III
[signature]
180 CHARLESTON PARK NASH., TN 37205

The Trust provides that the Trustee, or Co-Trustees acting jointly, shall have the power to designate successor Trustees or Co-Trustees, except that settlor may not be designated as a successor Trustee.

4. **Powers of Co-Trustees**. The Co-Trustees are conferred with broad asset management powers by the Trust's provisions, including, without limitation, the power to invest and manage the Trust's assets, pay the Trust's expenses, employ professionals as deemed necessary, make prescribed or discretionary payments to beneficiaries, dispose of assets including real estate, and execute all documents for and on behalf of the Trust. Specifically, with respect to real estate, the Co-Trustees are expressly empowered to sell and convey any real estate of the Trust.

5. **Revocability of Trust**. The Trust is irrevocable.

6. **Tax Identification Number of the Trust**. The Trust's tax identification number is not essential to the transaction for which the request for this Certification of Trust was made.

7. **Authority to Sign and Authenticate Documents on Behalf of Trust**. Co-Trustees named herein hold the sole power and authority to sign for and on behalf of the Trust, legally binding it, and/or to ratify, confirm, and/or authenticate and document(s) or action(s) affecting the Trust.

8. **Manner of Taking Title to Trust Property**. Title to Trust property may be taken in or conveyed to or by: "Stuart Speyer and Joe Gilbert, III, Co-Trustees, or their successors in trust, under the Stuart Family Trust and any amendments thereto."

9. **Continued Effectiveness of Trust**. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This 21st day of December, 2018.

Co-Trustee
Stuart Speyer, Co-Trustee

co-trustee
Joe Gilbert, III, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Stuart Speyer and Joe Gilbert, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they are Co-Trustees of the Trust described in the within instrument, and in my presence affixed their signatures to the within instrument, and upon oath acknowledged that the facts set forth therein are true and complete to the best of their knowledge, information and belief and that they executed same as their free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, the 21st day of December, 2018.

My Commission Expires: 5-6-19

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

THIS INSTRUMENT WAS PREPARED BY:
Ernest D. Bennett, III, Attorney
Bennett & Pressley, P. C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215
Phone: 615-928-5422
Fax 615-457 8099