This instrument prepared by:
Steven G. Waters, Atty
Hallmark Title Company
100 Bluegrass Commons Blvd. Suite 115
Hendersonville, TN 37075
(615) 264-8979

Davidson County DEEDWARR
Recvd: 10/03/05 11:09 3 pgs
Fees:18.00 Taxes:203.50
20051003-0118343

File No.: **0501158**

CORPORATE
SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this **9/30/2005**, by and between **Suntrust Bank, a corporation**, parties of the first part, and **Mario Luna,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of Tennessee, to wit:

DESCRIBED PROPERTY IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 1 ON THE THE PLAN OF 2ND REVISION, SECTION FIVE, TERRAGON TRAILS, OF RECORD IN BOOK 5200, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SUNTRUST BANK, NA BY SUCCESSOR'S TRUSTEE'S DEED RECORDED AT INSTRUMENT NUMBER 20050825-0101343 ON AUGUST 25, 2005, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

Parcel ID #: **148-12-239.00**
☒ Improved OR
☐ Unimproved property located at: **4704 Terragon Trl, Nashville, TN 37013-2737**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

****

Owner's Name: **Mario Luna**

and Address: **4704 Terragon Trl**
Nashville, TN 37013-2737

Mail tax bills to, (Person or Agency responsible for payment of taxes):
Countrywide Home Loans
4500 Park Garanda
Calabasas, CA 91302-1613

Suntrust Bank

by Judy Perigo, Vice President

State of **Tennessee**

County of **Davidson**

Before me, Joe Morel (name of notary public) of the State and County mentioned, personally appeared Judy Perigo with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Vice President (president or other officer authorized to execute the instrument) of the within named bargainor, a corporation, and that such Judy Perigo (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Vice President (president or other officer).

Witness my hand and Seal at office in this **9/30/2005.**

Notary Public

My Commission Expires: 2/1/09

Joe Lee Morel
State of Tennessee Notary Public
Sumner County

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$55,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **9/30/2005.**

Notary Public

My Commission Expires: 2-11-09

Joe Lee Morel
State of Tennessee Notary Public
Sumner County