Davidson County DEEDWARR
Recvd: 12/27/07 09:57 3 pgs
Fees:18.00 Taxes:340.40

20071227-0147687

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3598**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of December, **2007,** by and between **SunTrust Bank,** parties of the first part, and **Heather Johnson, an unmarried individual,** 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:

Land in Davidson County, Tennessee, being Lot 127, EVA-MOR SUBDIVISION, SECTION II, as shown on plat of record in Plat Book 1835, Page 30, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brenda M. Duckworth by Warranty Deed from Charlie Deason, married, recorded on the 28th day of March, 2003 in Instrument No. 20030328-0041295, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC of record in Instrument No. 200712130143489 Register's Office for Davidson County, Tennessee

This conveyance is made subject to: This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **95-8-7.00**
☒ Improved OR
☐ Unimproved property located at: **240 Ridgeway Drive,** ~~Nashville~~ Nashville, **TN 37214**

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, "claiming by, through, or under him/her, but not further or otherwise."

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.

SUNTRUST BANK

By: Annette Holman Foreman

Name: Annette Holman-Foreman

Title: Vice President

State of **Virginia**

City of Richmond

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Annette Holman Foreman with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the VP of **SunTrust Bank**, the within named bargainer, a corporation, and that **he/she** as such VP, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by **himself/herself** as such VP of **SunTrust Bank**.

Witness my hand and Notarial Seal at office this 11 day of Dec, 2007.

Loray V Paige

Notary Public

My Commission Expires: 10/31/2011

LORAY V. PAIGE
Notary Public
Commonwealth of Virginia
7111403
My Commission Expires Oct 31, 2011

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Owner's Name: **Heather Johnson**

and Address: **240 Ridgeway Drive, Nashville, TN 37214**
Nashville

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Franklin American Mortgage Company
501 Corporate Centre Drive Suite 400
Franklin, TN 37067

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 **$92,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Daphne Barnes
Affiant

Subscribed and sworn to before me this 21st day of December 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY