SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090071590 DEEDWARR
Recvd: 10/21/09 12:20 2 pgs
Fees:13.00 Taxes:3145.00
20091021-0097286

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Fletcher Lance	**SAME**	**11611005100**
(NAME)	(NAME)	
405 Westview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **SunTrust Bank, a Georgia corporation, as successor-in-interest to SunTrust Bank, Nashville, N.A., as Trustee Under the Shropshire Ancillary Trust,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Robert Fletcher Lance, and Diane S. Lance, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 63 and part of Malone Street, (now closed), lying immediately West and North of same, on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to a copy of a survey thereof made May 10, 1947, by Harvey Gee, Surveyor, as follows:

Beginning at a point on the westerly margin of Westview Avenue at an iron pin, the corner of Lots 63 and 64; thence with the westerly margin of Westview Avenue and the same if extended, northerly 203 feet to an iron pin in the present westerly margin of Westview Avenue, in a fence line; thence westerly, along the fence line, 169.5 feet to an iron pin in a stone wall; thence with stone wall, Southerly 250.7 feet to another iron pin opposite the corner of Lots Nos. 63 and 64; thence easterly crossing said part of said Malone Street (now closed) and the line between Lots Nos. 63 and 64, 267 feet to the beginning.

Being the same property conveyed to SunTrust Bank, Nashville, N.A. as Trustee under the Shropshire Ancillary Trustee by deed dated September 28, 1998 from Stephen W. Griffin and wife Deborah K. Griffin of record in Book 11132, Page 788, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **405 Westview Avenue, Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, **Robert Fletcher Lance, and Diane S. Lance, husband and wife**, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not further or otherwise.

WITNESS the execution hereby by **SunTrust Bank, a Georgia corporation, as successor-in-interest to SunTrust Bank, Nashville, N.A., as Trustee Under the Shropshire Ancillary Trust**,. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicab le to all genders.

Witness my hand this **20th day of October, 2009**.

SunTrust Bank, a Georgia corporation, as successor -in-interest to SunTrust Bank, Nashville, N.A., as Trustee Under the Shropshire Ancillary Trust

Nancy Carr, V. Pres.

By:
Nancy Carr, Vice Preside nt SunTrust Banks, Inc.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Nancy Carr** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Vice President**, of **SunTrust Banks, Inc.** the within named bargainor, and that as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at Office this 20th day of October, 2009.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public