BILL GARRETT, Davidson County
Trans:T20090081078 DEEDWARR
Recvd: 12/01/09 13:16 2 pgs
Fees:13.00 Taxes:814.00
20091201-0109853

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of November, 2009 by and between **SunTrust Mortgage, Inc.** party of the first part, and Chad R Bowman & Elizabeth M. Bowman, husband and wife party of the second part.

WITNESSETH: That 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 has 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 County of **Davidson**, Tennessee:

Unit B, 1725 Townhomes a Horizontal Property Regime with Private Elements, as shown in Declaration of Covenants, Conditions and Restrictions of Record at Instrument No. 20070413-0044693, in the Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Grantor herein by Corrective Substitute Trustee's Deed of record at Instrument No. 20091201-0109852 in the Register's Office of **Davidson** County, Tennessee.

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

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including in Plat Book 21, Page 105; Declaration, Covenants, Conditions and Restrictions of record at Instrument No. 20070413-0044693, in the Register's Office of **Davidson** County, Tennessee; year 2009 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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 said party of the first part the day and year first above written.

SunTrust Mortgage, Inc.

By: _____

Printed Name: Mark P. Paniccia, VP

Title: V.P.

STATE OF VIRGINIA

~~**COUNTY**~~ **OF** RICHMOND CITY

Before me, the undersigned Notary Public of the aforesaid ~~County~~ City and State, personally appeared MARK P. PANICCIA, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the V.P. of **SunTrust Mortgage, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **SunTrust Mortgage, Inc.**

WITNESS my hand, at office, this 19 day of November, 2009.

_____
Notary Public

Commission Expiration: JULY 31, 2012

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
File #2217342

PROPERTY ADDRESS:
1725 B 6th Avenue N.
Nashville, TN 37208

PARCEL ID NUMBER: 081080P00200CO

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Chad R. Bowman
1725 B 6th Ave. North
Nashville, TN 37208

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$220,000.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn before me this 20th day of November, 2009.

_____
Notary Public

Commission expiration: 2-13-13

PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

This deed is prepared with information provided by First American Title Insurance Company
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