# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026340 DEEDWARRSP
Recvd: 05/03/10 11:31 2 pgs
Fees:13.00 Taxes:81.83
20100503-0033519

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,117.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

BOX 13
# 15711

RT11242

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| PTE Development, LLC | | 044-09-0-023.00/ |
| (NAME) ~~211 Rayon Drive~~ | (NAME) PTE Development | |
| (ADDRESS) 2479 Murfreesboro Box 162 | (ADDRESS) 2479 Murfreesboro Box 162 | |
| (CITY) ~~Old Hickory~~ Nashville, (STATE) ~~TN~~ TN (ZIP) ~~37138~~ 37217 | (CITY) Nashville (STATE) TN (ZIP) 37217 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, SunTrust Bank , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **PTE Development, LLC,**

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 243 and a tract of land lying immediately to the South thereof on the Plan of Rayon City, which is of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee described together according to a survey by Murray D. Shanklin, dated September 17, 1971.

Beginning at a point in the southerly margin of Rayon Drive at the common corner of Lots 243 and 244; thence with the line between said Lots S. 10 deg. 53' W 150 feet to a point; thence S. 23 deg. 22' W 116 feet to a point; thence S. 79 deg. 40' E. 75.07 feet to a point; thence N. 10 deg. 53' E 113.32 feet to the common rear corner of Lots 242 and 243; thence with the line between said Lots, N. 10 deg. 53' E 149.2 feet to a point in the southerly margin of Rayon Drive; thence with the same, N 79 deg. 07' W 50 feet to the point of beginning.

*Being The same property ~~Being the property hereby conveyed~~ conveyed to SunTrust Bank by Substitute Trustee's Deed from Andrew Tolbird, Trustee, dated October 23, 2009 and recorded on October 27, 2009 in Instrument No. 20091027-0098985, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 211 Rayon Drive Old Hickory 37138
(House Number, (Street) (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 said Grantee PTE Development, LLC, and his/her/their assigns, forever.

Said SunTrust Bank, 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 otherwise.

IN WITNESS WHEREOF, the said SunTrust Bank, has executed this deed this 23 day of April, 2010

SunTrust Bank

by Mark P. Paniccia, VP

STATE OF VIRGINIA

~~COUNTY~~ City OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for the State and ~~County~~ City aforesaid, appeared MARK P. PANICCIA, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VICE PRESIDENT SunTrust Bank, the within named bargainor, and that he/she as such VICE PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 23 day of April, 2010

Notary Public

My Commission expires: JULY 31, 2012

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

**RETURN TO:**

**2630 Elm Hill Pike #350**
**Nashville, TN 37214**
**Phone: 615-782-8115 Fax: 615-782-8118**

**RT11242**

Property Address:
211 Rayon Drive
Old Hickory, TN 37138