File No.

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100060099 DEEDWARRSP
Recvd: 09/23/10 15:36 2 pgs
Fees:13.00 Taxes:629.00
20100923-0075888

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-20-2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew H. Ryan, Attorney
Stewart Title Company
5301 Kingston Pike
Knoxville, TN 37919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie S. Moore	SunTrust Mortgage, Inc.	173090A77900
(NAME)	(NAME)	
2664 Avery Park Drive	1001 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Natalie S. Moore, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 662 as shown on plat of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR. by Warranty Deed from LORA L. VISELLI, AN UNMARRIED PERSON, dated September 17, 2010 and of record bearing Instrument No. 20100917-0074062, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is made subject to all applicable easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record in the Register's Office, DAVIDSON County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2664 AVERY PARK DRIVE, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness my/our hand(s) this 3 day of Sept, 2010.

N. P. Dodge, Jr., Trustee
N. P. DODGE, JR., TRUSTEE

STATE OF Nebraska
COUNTY OF Douglas

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared N.P. DODGE, JR., TRUSTEE with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of Trust Agreement of the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of N. P. DODGE, JR., as Trustee.

Witness my hand and seal, at office in Omaha, this 3rd day of September 20 10

Kristina Kottas
Notary Public

GENERAL NOTARY - State of Nebraska
KRISTINA KOTTAS
My Comm. Exp. July 14, 2011

My Commission Expires:

File Number: 210060208

RETURN TO: Partners Title of Tennessee, LLC
5200 Maryland Way Ste. 202
Brentwood, TN 37027