BILL GARRETT, Davidson County
Trans:T20100063349 DEEDWARRSP
Recvd: 10/06/10 12:23 2 pgs
Fees:13.00 Taxes:90.65
20101006-0080070

1717 Seifried Street
Nashville, TN 37208

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of September, 2010 by and between **SunTrust Bank** party of the first part, and TMI Properties, LLC _____ 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:

Land in Davidson County, Tennessee, being Lot 57, Plan of Geo Shields Second Addition to North Nashville, as shown on plat of record in Plat Book 57, Page 146, in the Register's Office of **Davidson** County, Tennessee, and being more particularly described as follows: Said Lot 57 front 50 feet on the Southerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100415-0028361 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 57, Page 146, in the Register's Office of **Davidson** County, Tennessee; year 2010 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 Bank

By: _____

Printed Name: _____

Title: Julie C. Riley, VP

STATE OF VIRGINIA
CITY OF RICHMOND

Before me, the undersigned Notary Public of the aforesaid City and State, personally appeared JULIE C. RILEY, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the **Vice President** of **SunTrust Bank,** 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 Bank**

WITNESS my hand, at office, this 18 day of August, 2010.

_____
Notary Public

Commission Expiration: 7/31/2012

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
2335821

PROPERTY ADDRESS:
1717 Seifried Street
Nashville, TN 37208

PARCEL ID NUMBER: 08106043400

PROPERTY OWNER & PROPERTY ADDRESS/
MAIL TAX BILLS TO:
TMI Properties, LLC
157 Belle Forest Circle
Nashville, TN 37221

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 **$24,500.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Rozalia A. Wood
Affiant

Subscribed and sworn before me this 17th day of September, 2010.

Phyllis W. Frederick
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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