Davidson County DEEDWARRSP
Recvd: 11/18/10 10:35 4 pgs
Fees:23.00 Taxes:490.25
20101118-0092329

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of November, 2010 by and between **SunTrust Bank** party of the first part, and J. Timothy Woodroof & Julia A. Woodroof, husband & wife party of the second part. Julie

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:

> Lot 73, Section Two, Peninsula Point, a Planned Unit Development, as shown on plat of record in Plat Book 8250, Page 733, in the Register's Office of **Davidson** County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20100303-0016119 in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances 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 party 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 8250, Page 733; Declaration of Covenants, Conditions and Restrictions of record in Book 10453, Page 287 and Book 9943, Page 908, 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: Julie C. Riley, VP

Title: Vice President

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 27th day of October, 2010.

COMMONWEALTH OF VIRGINIA VICKI KIKER COURRIER NOTARY PUBLIC REG # 7360532 MY COMMISSION EXPIRES 12/31/2014

_____
Notary Public

Commission Expiration:

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
2308076

PROPERTY ADDRESS:
3940 Waterford Way
Antioch, TN 37013

New Owner:
J. Timothy & Julie A. Woodroof
3940 Waterford Way
Antioch TN 37013

PARCEL ID NUMBER: 137-13-A-73.00 CO

PROPERTY OWNER & PROPERTY ADDRESS/ MAIL TAX BILLS TO:
Reliant Bank
1736 Carothers Pkwy #100
Brentwood TN 37027

~~State of Tennessee~~
~~County of Davidson~~

~~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 $132,500.00 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 27th day of October 2010.~~

~~Notary Public~~

~~Commission expiration:~~

~~This deed is prepared with information provided by First American Title Insurance Company~~
~~P:\USERS\CHRIS\Sun Trust\SWD Sun Trust Antioch Waterford Way.wpd~~

STATE OF TN

COUNTY OF Williamson

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 $132,500.00 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 15th day of November, 2010.

Notary Public

My commission expires: 5/18/14

DAWN D. CRAIG NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).