Prepared By & Return To:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

File No. 210080506
STM Property ID: 386173
Property Address: 713 Curtis Ct, Nashville, TN 37207

SPECIAL WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/26/2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100081165 DEEDWARRSP
Recvd: 12/28/10 09:15 2 pgs
Fees:13.00 Taxes:880.60
20101228-0102477

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St, Ste. 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelechi Onyensoh Sr.	PHH Home Loans, LLC	033130A02900
(NAME)	(NAME)	
713 Curtis Court	it's successor and assigns.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Mount Laurel, New Jersey 08054	
(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, CRM CENTRAL PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KELECHI ONYENSOH, SR., 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 Lot No. 29 on the Final Plat of Hidden Springs, Phase Two, of record in Instrument Number 20061101-0135726, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to CRM CENTRAL PROPERTIES LLC by Successor Trustee's Deed from ROBERT C. GOODRICH JR., SUCCESSOR TRUSTEE, dated 10/27/2009 and filed for record on 11/18/2009 in Instrument No. 20091118-0106281, Register's Office for DAVIDSON County, Tennessee.

CONVEYANCE IS SUBJECT TO THE FOLLOWING:

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat of record at Instrument No. 20061101-0135726, said Register's Office.

Restrictions of record at Instrument No. 20061107-0138720, said Register's Office.

Easement of record in Book 4507, Page 531, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7885, Page 733, said Register's Office.

Stormwater Detention Agreement of record at Instrument No. 20040728-0090336, said Register's Office.

Notice of Completion of record at Instrument No. 20080818-0084870, said Register's Office.

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 713 Curtis Court, Nashville, TN 37207
(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 our hands this 14th day of December, 2010.

Joyce C Watson

CRM Central Properties, LLC, a Georgia limited liability company
By: CRM Properties Manager, LLC, a Georgia limited liability company
By: SunTrust Bank, a Georgia Banking Corporation its sole member

By: _____
Its: Julie C. Riley, VP

STATE OF ~~TENNESSEE~~ Virginia
~~COUNTY OF WILLIAMSON~~ City of Richmond

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julie C. Riley with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Authorized Signer, VP of SunTrust Bank of CRM Central Properties, LLC the within named bargainer, a corporation, and that, Julie C. Riley as such VP of SunTrust Bank, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such VP of SunTrust Bank

Witness my hand at office this 15 day of December, 2010.

Commission expires: 2-28-11
ID# 329734

Mary E Davis
Notary Public

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