File No. 210110083
STM Property ID: 435361
Property Address: 555 N. Dupont Ave. # A-11, Madison, TN 37115

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 01/14/11 11:27 3 pgs
Fees:18.00 Taxes:72.15
20110114-0004022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald K. Rucker Jonathan Patrick Ryan	Jonathan Patrick Ryan	043100A02000
(NAME)	(NAME)	
555 N. Dupont Ave. A-11	200 Aspenwood Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37221	
(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, **SunTrust Bank**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald K. Rucker and Jonathan Patrick Ryan**, HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Unit No. A-306, on the plan of Madison Park Condominiums, of record in Plat Book 5200, Page 179-182, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to SUNTRUST BANK by Deed from RUBIN LUBLIN SUAREZ SERRANO TN LLC, SUBSTITUTE TRUSTEE, dated 09/23/2010 and filed for record on 10/25/2010 in Instrument 201010250085150, 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 in Plat Book 5200, Page 179-182, said Register's Office.

Master Deed and By-Laws filed for record in Book 5462, Page 614 and as amended in Book 5608, Page 551 and in Book 10895, Page 319, 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 555 N. Dupont Ave. A-11, Madison, TN 37115
(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, 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, 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 5th day of Janaury, 2011.

SunTrust Bank, a Georgia Corporation

By:
Printed Name:
Its: Julie C. Riley, VP

STATE OF Virginia
City ~~COUNTY~~ OF Richmond

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

Witness my hand at office this 5th day of Janaury, 2011.

Commission expires: 7-31-2012

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Ste. 100
Murfreesboro, TN 37129

File No. 210110083
STM Property ID: 435361
Property Address: 555 N Dupont Ave. # A-11, Madison, TN 37115-3232

KERN DARLENE YOUNG
Notary Public
Commonwealth of Virginia
7231464
My Commission Expires Jul 31, 2012

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

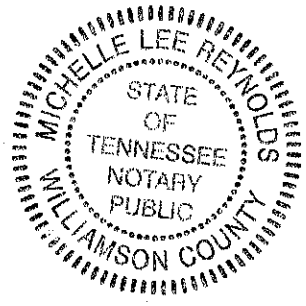
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011