File # 01288-1250
PID # 450850
Property Address 1909 10th Avenue North, Nashville, TN 37208

# SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 02/16/11 10:01 3 pgs
Fees:18.00 Taxes:98.05
**20110216-0013144**

STATE OF TN
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February 2011

Notary Public

MY COMMISSION EXPIRES: June 29, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Douglas E. Betty | Same as new Owner | 08107047400 |
| (NAME) | (NAME) | |
| 1001 Semmes Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Richmond, VA 23244 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, Suntrust Mortgage Inc., a Virginia Corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Douglas E. Betty and Wife, Laura K. Betty**, hereinafter called the GRANTEE(S), their heirs and/or 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. 5, in the subdivision of Lot No. 2 of the Woodard Property of record in Book 2, Page 104, Chancery Court of Nashville. Said Lot No. 5 fronts 50 feet on the westerly side of Tenth Avenue North, formerly Maple Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Suntrust Mortgage, Inc., a Virginia Corporation by Deed from Suntrust Bank, dated February 4, 2011 and filed for record on February 11, 2011 in Instrument _____ Register's Office for DAVIDSON County, Tennessee.

All matters as set forth on the plan of record in Map Book 2, Page 104, Chancery Court for Davidson County, Tennessee.

Rights of tenants under any unrecorded leases.

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 1909 10TH Avenue N, NASHVILLE, TN 37208
(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 GRANTEE(S), their heirs and/or 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(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) 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(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 4TH day of FEBRUARY 2011

Suntrust Mortgage, Inc., a Virginia Corporation

By: Sarah P Berglund
Its:
Printed Name: **Sarah P. Berglund, VP**

State of Virginia
County of Richmond City

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sarah P. Berglund (Name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President (Title) of Suntrust Mortgage Inc., a Virginia Corporation, the within named bargainer, a corporation, and that, Sarah P. Berglund (Name) 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 himself/herself as such Vice President (Title).

Witness my hand and Official seal this 4th day of February, 2011.

Notary Public
My Commission Expires: July 31, 2012

AUBREY S. DESPORTES
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

**RETURN TO:**
Stewart Title Company Tennessee Division
13026 Lebanon Road
Mt. Juliet, TN 37122

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## 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

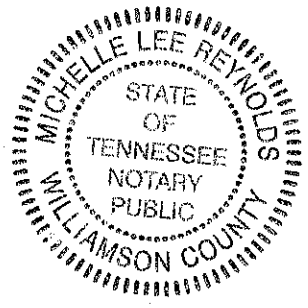
Cumberland Title

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