Property Address: 7880 Heaton Way, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20110012236 DEEDWARRSP
Recvd: 03/01/11 10:55 2 pgs
Fees:13.00 Taxes:684.87
20110301-0016347

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of February, 2011 by a
between **SunTrust Bank** party of the first part, and John Maugans and Lindsay Cline
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:

Lot 232, Phase Four, Lenox Village, as shown on plat of record at Instrument No. 20040806-0094784, 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. 20100709-0053815 in the Register's Office of **Davidson** County, Tennessee.

SunTrust Bank is one and the same entity referred to as SunTrust Bank, Inc. as shown in said Substitute Trustee's Deed of record at Instrument No. 20100709-0053815.

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 at Instrument No. 20040806-0094784; Easements of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Book 7361, Page 230 and Instrument No. 20020408-0042676; Declaration of Charter, Easements, Covenants and Restrictions of record at Instrument No. 20020315-0032826, Master Deed Restrictions of record at Instrument No. 20020315-0032825 and Charter of record at Instrument No. 20020412-0045831, all in the Register's Office of **Davidson** County, Tennessee; year 2011 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: Sarah P. Berglund, VP

STATE OF VIRGINIA
CITY OF RICHMOND

Before me, the undersigned Notary Public of the aforesaid City and State, personally appeared Sarah P. Berglund, (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 22nd day of February, 20

Notary Public

Commission Expiration: July 31, 2012

AUBREY S. DESPORTES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

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

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, SUITE 301
MEMPHIS, TN 38120
F2382738

PROPERTY ADDRESS:
7880 Heaton Way
Nashville, TN 37211

PARCEL ID NUMBER: 173090A333800CO

PROPERTY OWNER & PROPERTY ADDRESS/ MAIL TAX BILLS TO:
Farmington Financial Group, LLC.
1912 21st Avenue
Nashville, TN 37212

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 $185,100.00 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 24th day of February, 2011.

Notary Public
I. Dyke Tatum

Commission expiration: 5/6/2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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