BILL GARRETT, Davidson County
Trans:T20110017965 DEEDWARRSP
Recvd: 03/28/11 14:00 2 pgs
Fees:13.00 Taxes:592.00
20110328-0023765

Property Address: 7161 Forrest Oaks Drive, Nashville, TN 37221

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of March, 2011 by and between **SunTrust Bank** party of the first part, and Shawn Meehan 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 15, Poplar Creek Estates Subdivision, Section "A", as shown on plat of record in Plat Book 7900, Page 696, 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. 20100419-0029346 in the Register's Office of **Davidson** County, Tennessee.

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 in Plat Book 7900, Page 696; Declaration of Covenants, Conditions and Restrictions of record in Book 9472, Page 824; Restrictive Covenants of record in Book 6474, Page 346 amended in Book 6486, Page 587; Book 6662, Page 433; Book 6987, Page 966; Book 7270, Page 648; Book 7964, Page 33; Restrictions of record in Book 6804, Page 536; Charter of record in Book 7120, Page 125, 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: _____
PrintedName: Sarah P. Berglund, VP
Title: _____

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 18th day of February, 2011.

_____
Notary Public

Commission Expiration: 7/31/2012

AUBREY S. DESPORTES JR.
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
F2357524

PROPERTY ADDRESS:
7161 Forrest Oaks Drive
Nashville, TN 37221

PARCEL ID NUMBER: 155070A03200 CO

PROPERTY OWNER & PROPERTY ADDRESS/ MAIL TAX BILLS TO:
Shawn Meehan
4025 Hillsboro Road, Ste. 601
Nashville, TN 37215

State of Tennessee
County of Shelby

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 $ 160,000.00 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 8th day of March, 2011.

Notary Public

Commission expiration: 2-13-13

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PHYLLIS W. FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY