SPECIAL WARRANTY DEED

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

STATE OF Virginia
COUNTY OF Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2011

Notary Public

MY COMMISSION EXPIRES: 11-29-2011

(AFFIX SEAL)

ROBERTSON COUNTY TENNESSEE NOTARY PUBLIC DARLENE EDWARDS STATE OF

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adonis K. Jarmon	Myers Park	033130A01500CO
(NAME)	(NAME)	
860 Fonnic Drive	141 Providence Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28207	
(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, **CRM Central Properties, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Adonis K. Jarmon*** 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:

*married

Land in Davidson County, Tennessee, being all of Lot No. 15, on the plan of Hidden Springs, Phase One, Section Two, of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to SOUTHERN HOME BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed from JOHN L. GILL AND CONNIE R. GILL, CO TRUSTEES OF THE CONNIE R. GILL LIVING TRUST, dated 09/09/2009 and filed for record on 09/11/2009 in Instrument No. 20090911-0085166, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to CRM CENTRAL PROPERTIES LLC by Deed from ROBERT C. GOODRICH, JR., SUCCESSOR TRUSTEE, dated 10/27/2009 and filed for record on 11/18/2009 in Instrument No. 20091118-0106279, Register's Office for DAVIDSON County, Tennessee.

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 Instrument No. 20050209-0015118, said Register's Office.

Restrictions of record in Instrument No. 20050601-0061804 and amended in Instrument No. 20110429-0032920, said Register's Office.

Amended and Restated Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20051215-0150527, said Register's Office.

File No.: 01288-2408
SMG TN Special Warranty Deed
STM ID: 341025
Property Address: 853 Fonnic Drive, Nashville, TN 37207

BILL GARRETT, Davidson County
Trans: T20110030698 DEEDWARRSP
Recvd: 05/24/11 08:14 2 pgs
Fees: 13.00 Taxes: 569.80

20110524-0039484

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.

Storm water Detention Agreement of record in Instrument No. 20040728-0090336, 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 853 Fonnic Drive, 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 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 6 day of May, 2011.

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: Cheryl L. Bowley, VP

SUNTRUST BANK CORPORATE SEAL GEORGIA

State of Virginia
County of Richmond

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl L. Bowley, VP with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the VP of SunTrust Bank and acknowledged that said corporation is the sole member of CRM Properties Manager, LLC, which company is the sole member of CRM Central Properties, LLC, the within named bargainer, and that he/she as such officer being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation as sole member of CRM Properties Manager, LLC as sole member and on behalf of CRM Central Properties, LLC.

Witness my hand and Official seal this 6th day of May, 2011.

Mary E Davis
Notary Public
My Commission Expires:

MARY E. DAVIS NOTARY PUBLIC REG # 329734 MY COMMISSION EXPIRES 2/28/2015 COMMONWEALTH OF VIRGINIA

STM ID: 341025
Property Address: 853 Fonnic Drive, Nashville, TN 37207