BILL GARRETT, Davidson County
Trans:T20110043406 DEEDWARRSP
Recvd: 07/19/11 10:18 2 pgs
Fees:13.00 Taxes:2072.00
20110719-0055062

File No.: 01288-1973
STM Property ID: 481839
Property Address: 808 Deer Crossing Court, Nashville, TN 37220

SPECIAL WARRANTY DEED

VICKI KIKER COURRIER NOTARY PUBLIC REG # 7360532 MY COMMISSION EXPIRES 12/31/2014 COMMONWEALTH OF VIRGINIA

STATE OF Virginia
~~COUNTY~~ OF Richmond City
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

~~Affiant~~ Sarah PBOSworth VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2011.

Vicki Kiker Courrier
Notary Public

MY COMMISSION EXPIRES: 12-31-14
(AFFIX SEAL)

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
Cecily Tate	Franklin Synergy Bank	16010001000
(NAME)	(NAME)	
512 Hogan Rd	3301 Aspen Grove Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin, TN 37067	
(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, **U.S. Bank National Association as Trust for BAFC 2006-4**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cecily Tate and James Tate, Wife and Husband**, 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. 8 on the Plan of First Revision, Deer Run Subdivision, of record in Plat Book 9700, Page 778, and revised by Plat Book 9700, Page 825, 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 U.S. Bank National Association as Trustee of the BAFC 2006-4 , by Deed from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee dated 02/18/2011 and filed for record on 03/03/2011 in Instrument No. 20110303-0017046, 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 Plat Book 9700, Page 778, and revised in Plat Book 9700, Page 825, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 11234, Page 309, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7720, Page 723, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage for Sewer Pumping Station of record in Book 7808, Page 377, 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 808 Deer Crossing Court, Nashville, TN 37220
(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 14th day of July, 2011.

U.S. Bank National Association as Trustee for BAFC 2006-4 by SunTrust Mortgage, Inc., a Virginia Corporation, its Attorney-in-Fact

By: Sarah P Berglund

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 with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the V.P. of SunTrust Mortgage, Inc., and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for U.S. Bank National Association as Trustee for BAFC 2006-4 and that he/she is authorized by U.S. Bank National Association as Trustee for BAFC 2006-4 to execute this instrument on its behalf.

Witness my hand and Official seal this 14th day of July, 2011.

Vicki Kiker Courrier
Notary Public
My Commission Expires: 12-31-14

VICKI KIKER COURRIER NOTARY PUBLIC REG # 7360532 MY COMMISSION EXPIRES 12/31/2014 COMMONWEALTH OF VIRGINIA

RETURN TO:
Stewart Title Company Tennessee Division
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