BILL GARRETT, Davidson County
Trans:T20110046111 DEEDWARRSP
Recvd: 07/29/11 10:56 2 pgs
Fees:13.00 Taxes:148.09
20110729-0058231

File No.: 01288-2721
STM Property ID: 513801
Property Address: 1004 Stockell Street, Nashville, TN 37207

SPECIAL WARRANTY DEED

STATE OF Virginia
COUNTY OF City of Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,025.00

Affiant Sarah P Berg

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of July 2011.

Dawn McCauley Tuppence
Notary Public

MY COMMISSION EXPIRES: 3/31/12
(AFFIX SEAL)

DAWN MCCAULEY TUPPONCE NOTARY PUBLIC REG # 146947 MY COMMISSION EXPIRES 03/31/12 COMMONWEALTH OF VIRGINIA

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
Christopher M. Richey	Christopher M. Richey	08203016700
(NAME)	(NAME)	
9033 Falkwood Lane	9033 Falkwood Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37029	Brentwood, TN 37029	
(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 BANK**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher M. Richey**, 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. 31 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, 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 SUNTRUST BANK by Deed from HEATHER D. WOOD, TRUSTEE, dated 04/08/2011 and filed for record on 04/14/2011 in Instrument No. 20110414-0028911, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 332, Page 40, 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 1004 Stockell Street, 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 26 day of July, 2011.

Suntrust Bank

By: Sarah B Berglund

It's:

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 VP (title) of Suntrust Bank the within named bargainer, a corporation, and that, Sarah P Berglund (name) as such VP (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 VP (title).

Witness my hand and Official seal this ~~21~~ 26st day of July, 2011.

Dawn McCauley Tuppence

Notary Public
My Commission Expires: 3/31/12

DAWN MCCAULEY TUPPONCE NOTARY PUBLIC REG # 146947 MY COMMISSION EXPIRES 03/31/12 COMMONWEALTH OF VIRGINIA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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