SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110048623 DEEDWARRSP
Recvd: 08/09/11 10:16 3 pgs
Fees: 18.00 Taxes: 1073.00
20110809-0061231

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Rebecca J. Bledsoe	Rebecca J. Bledsoe	17800003900
(NAME)	(NAME)	
2269 S. Berry's Chapel Rd.	2269 S. Berry's Chapel Rd.	17800000400
(ADDRESS)	(ADDRESS)	
Franklin, TN 36069	Franklin, TN 36069	
(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, **Deutsche Bank National Trust Company as Trustee for STARM 2007-4**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rebecca J. Bledsoe and Henry L. Bledsoe III**, 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:

TRACT I: A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows: Beginning at the intersection of the westerly margin of West New Highway 96 and the southerly line of the property conveyed to M.J. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County, Tennessee; thence with said margin of West New Highway 96, in a southerly direction, South 7 deg. 29' E, 42.8 feet to a point, the beginning of a curve; thence continuing with said margin, with a curve having a chord of South 27 deg. 00' E, 243.6 feet to a point; thence South 20 deg. 56' W, 160.3 feet to a point; thence South 7 deg. 02' W, 115.00 feet to a point; thence leaving said westerly margin of West New Highway 96, in the westerly direction, North 84 deg. 28' W, 660.2 feet to the center of the South Harpeth River; thence with the meanders of the center line of South Harpeth River, in a northeasterly direction, North 17 deg. 46' E, 154.1 feet; thence North 34 deg. 34' E, 330.6 feet; thence North 36 deg. 54' E, 96.3 feet to the southerly line of said property conveyed to Groves; thence leaving said River, with Groves' southerly line, in an easterly direction, South 88 deg. 12' E, 395.0 feet to a westerly margin of West New Highway 96 and the point of beginning.

TRACT 2: A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows: Beginning at the intersection of the centerline of East Fork Creek and the northerly margin of Old Harding Pike; thence with the meanders of the centerline of East Fork Creek, in a northerly direction, North 11 deg. 57' W, 341.9 feet; thence North 27 deg. 39' E, 257.1 feet; thence North 7 deg. 34' E, 178.0 feet; thence North 13 deg. 42' W, 223.7 feet; thence North 50 deg. 36' W, 99.9 feet; thence North 78 deg. 34' W, 137.4 feet; thence North 64 deg. 20' W, 283.5 feet to the centerline of South

Harpeth River, North 17 deg. 46' E. 120.8 feet; thence leaving said South Harpeth River, in an easterly direction, South 84 deg. 28' East 655.7 feet to a point in the westerly margin of Old Harding Pike; thence with said margin of Old Harding Pike, in a southerly direction South 7 deg. 34' W 970.2 feet to a point, the beginning of a curve to the right; thence continuing with said margin and curve, said curve having a chord of South 23 deg. 43' W. 283 feet, a length of 287.1 feet to the point of beginning.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee for STARM 2007-4 by Substitute Trustees Deed, dated February 4, 2011 and filed for record on February 15, 2011 in Instrument No. 20110215-0012829, 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.

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 8800 Old Harding Pike, Franklin, TN 37064
(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 15 day of July, 2011.

Deutsche Bank National Trust Company as Trustee
for STARM 2007-4 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 City Richmond

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sarah P Berglund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Vice President of SunTrust Mortgage, Inc., a Virginia Corporation 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 Deutsche Bank National Trust Company as Trustee for STARM 2007-4 and that he/she is authorized by Deutsche Bank National Trust Company as Trustee for STARM 2007-4 to execute this instrument on its behalf.

Witness my hand and official seal this 15 Day of July, 2011.

My Commission Expires: 3/31/12

Dawn McCauley Tuppence
Notary Public

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

RETURN TO:

File No.: 01288-1810
SMG TN Special Warranty Deed
Property ID: 472441
Property Address: 8800 Old Harding Pike, Franklin, TN 37064

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