KERN DARLENE YOUNG
Notary Public
Commonwealth of Virginia
7231464
My Commission Expires Jul 31, 2012

File No.: 01288-2255
STM Property ID: 495769
Property Address: 210 E Palestine Avenue, Madison, TN 37115

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110049333 DEEDWARRSP
Recvd: 08/11/11 14:25 2 pgs
Fees: 13.00 Taxes: 166.50
20110811-0062074

STATE OF Virginia
COUNTY OF ~~City~~ Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant Cheryl L. Bowley, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 7.31.2012
(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
James A. Crockett	James A. Crockett	08-208.00
(NAME)	(NAME)	
744 Jessica Taylor Drive	744 Jessica Taylor Drive	
(ADDRESS)	(ADDRESS)	
Madiosn, TN 37115	Madiosn, TN 37115	
(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 **James A. Crockett**, 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. 6 on the Plan of Bailey Subdivision, as of record in Plat Book 5800, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated March 16, 2011 from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee as recorded on 03/25/2011 in Instrument No. 20110325-0023074, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 5800, Page 93, Register's Office of said County.

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 210 E Palestine Avenue, Madison, TN 37115
(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 22 day of July, 2011.

Suntrust Bank

By: _____
It's:
Printed Name: Cheryl L. Bowley, VP

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 (name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the V.P. (title) of Suntrust Bank the within named bargainer, a corporation, and that, Cheryl L. Bowley, VP (name) as such V.P. (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 V.P. (title).

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

_____
Notary Public
My Commission Expires: 7.31.2012

KERN DARLENE YOUNG
Notary Public
Commonwealth of Virginia
7231464
My Commission Expires Jul 31, 2012

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

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