BILL GARRETT, Davidson County
Trans:T20110050148 DEEDWARRSP
Recvd: 08/16/11 09:40 2 pgs
Fees:13.00 Taxes:123.95

20110816-0063053

SPECIAL WARRANTY DEED

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

STATE OF Virginia
COUNTY OF Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00 $
Affiant Sarah P Basford
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July 2011
Notary Public Dawn McCauley Tuppence
MY COMMISSION EXPIRES: 3/31/12
(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
D & J Properties of Tennessee, LLC.	D & J Properties of Tennessee, LLC.	09102026300
(NAME)	(NAME)	
650 Wedgewood Avenue	650 Wedgewood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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 **D & J Properties of Tennessee, LLC.**, 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 the westerly 50 feet of the easterly 160 feet of the southerly 150 feet of Block I on the plan of Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said part of Block I fronts 50 feet on the northerly margin of New York Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated 04/21/2011 and filed for record on 05/02/2011 in Instrument No. 20110502-0033180, 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 57, Page 172, 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 5604 NEW YORK Avenue, NASHVILLE, TN 37209
(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 P Berglund

Its:

Printed Name: **Sarah P. Berglund. VP**

State of Virginia
County of City Richmond

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 VP of SunTrust Bank the within named bargainer, a corporation, and that, Sarah P Berglund as such VP, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Sarah P Berglund as such VP.

Witness my hand and Official seal this 26 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