SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/24/11 12:37 4 pgs
Fees:23.00 Taxes:166.13
20110824-0065554

KRISTIE D. CIATTEO
NOTARY PUBLIC
COMM. OF VIRGINIA
MY COMM. EXP.: 11-30-2012
REG. NUMBER 294208

STATE OF ~~TENNESSEE~~ Virginia
~~COUNTY~~ OF ~~Wilson~~ Richmond City
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00

Affiant Sarah P Bergwall, VP

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

Notary Public

MY COMMISSION EXPIRES: _____

(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
Be a Helping Hand Foundation	Be a Helping Hand Foundation	081-11-0-595.00
(NAME)	(NAME)	
1306 10th Ave. N.	1306 10th Ave. N.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, US Bank National Association as Trustee, successor-in-interest to Wachovia Bank, NA, as trustee for BAFC SALT 2005-1F, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Be a Helping Hand Foundation**, 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:

Being Lot Number 2 on the Plan of the Resubdivision of the Part of Plat Number 254 of Hardings Addition to Nashville, as of record in Plat Book 4300, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to US Bank National Association as Trustee, successor-in-interest to Wachovia Bank, NA, as trustee for BAFC SALT 2005-1F, Inc, by Substitute Trustee's Deed dated 2/16/2011 and filed for record on 3/2/2011 from Suntrust Mortgage Inc. of record on Instrument No. 20110302-0016638 in the Register's Office for Davidson County, Tennessee.

Davidson County Real Property Taxes for the year 2011 and subsequent years, a lien not yet due and payable. T

All matters as set forth on the plat of record in Plat Book 4300, Page 27, Register's Office for Davidson County, Tennessee.

Any Easements retained in that portion of Alley No. 547, as closed by Ordinance No. 56-105, Metropolitan Government Nashville & Davidson 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

Property ID: 478949
Property Address: 1810 Osage Street, Nashville, TN 37208

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1810 Osage Street, Nashville, TN 37208
(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 14 day of July, 2011.

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank NA, as trustee, for BAFC SALT 2005-1F by SunTrust Mortgage, Inc., a Virginia Corporation, its Attorney-in-Fact

By: _____
Printed Name: **Sarah P. Berglund, VP**

State of Virginia
~~County~~ City of Richmond

Personally appeared before me, the undersigned, a notary public in and for said ~~county~~ City 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 V.P. 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 U.S. Bank National Association, as Trustee, successor-in-interest to Wachovia Bank NA, as trustee for BAFC SALT 2005-1F and that he/she is authorized by U.S. Bank National Association, as Trustee, successor-in-interest to Wachovia Bank NA, as trustee for BAFC SALT 2005-1F to execute this instrument on its behalf.

Witness my hand and official seal this 14 Day of July, 2011.

My Commission Expires:

_____
Notary Public

KRISTIE D. CIATTEO
NOTARY PUBLIC
COMM. OF VIRGINIA
MY COMM. EXP.: 11-30-2012
REG. NUMBER 294208

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

Seller Affidavit

STATE OF VIRGINIA)
CITY OF RICHMOND)

RE: 1810 OSAGE ST, NASHVILLE, TN 37208 (Address) (the "Property")
Escrow/Title Order No. 478949

The Undersigned states under penalty of perjury:

1. He/She is the ____ Vice President of SunTrust Mortgage, Inc., a Virginia corporation (the "Company"), who is the Authorized Agent for the current owner of the Property (referred to herein as "Seller").

2. The Company's principal place of business is: 901 Semmes Avenue, Richmond, Virginia 23224.

3. The Company is an active corporation within the Commonwealth of Virginia since March 30, 1975, under document number 0030925-2 without interruption.

4. The Company has full power and authority to execute, transfer, and convey any and all documents pertaining to the sale of the Property on behalf of the Seller.

5. Seller has obtained title to this property through foreclosure or by deed-in-lieu of foreclosure; therefore, Seller makes no representation or warranty that Seller has been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to the Property in Seller. Further, Seller makes no representation as to the existence of parties who have any interest or right to claim an interest in the Property other than Seller and/or whether there are any parties in possession under any written leases.

6. To the best of Seller's knowledge, during the time Seller has been in title to the Property, Seller has not made any improvements to the Property, nor has any work been performed on or at the Property for which the labor or materials have not been paid.

7. Seller hereby represents that Seller has not and will not authorize the execution of any instrument or do any act whatsoever, prior to the recording of the conveyance instrument transferring title to Buyer that would in any way affect the title to the Property.

All statements, representations and certifications made herein are based on the Company's knowledge. As used herein, "knowledge" shall mean the actual knowledge, without due inquiry, of the current officers of the Company.

SunTrust Mortgage, Inc., a Virginia corporation,
as Authorized Agent for the Seller

By: Sarah P Berglund

Its: **Sarah P. Berglund, VP**

Subscribed and sworn to before me this 14 day of July, 20 11.

Kristie D. Ciatteo

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

KRISTIE D. CIATTEO
NOTARY PUBLIC
COMM. OF VIRGINIA
MY COMM. EXP.: 11-30-2012
REG. NUMBER 294208

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE