WARRANTY DEED

R-BP-11-1604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Joanne L. Diamond
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES/ENDORSES 10-14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne L. Diamond	SUNTRUST MORTGAGE, INC.	
1604 Boscobel Street	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) NASHVILLE, TN 37219	83-13-486.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS A. TROESCH, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOANNE L. DIAMOND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* UNMARRIED

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 349, PLAT OF THE EDGEFIELD LAND CO'S SECOND SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 152, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THOMAS A. TROESCH, UNMARRIED BY WARRANTY DEED FROM STRONG TOWER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (FKA TOBITT CUSTOM HOMES, LLC), RECORDED ON THE 24TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070724-0087789, CORRECTED BY SCRIVNER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20070813-0096505, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 152 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1604 Boscobel Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20110061471 DEEDWARR
Recvd: 10/03/11 15:06 2 pgs
Fees:13.00 Taxes:961.63
20111003-0076577

Witness my/our hand(s) this 30th day of September, 2011.

Thomas A. Troesch by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas A. Troesch and who acknowledged he executed the same as the free act and deed of the said Thomas A. Troesch.

Witness my hand and official seal, this the 30th day of September, 2011.

Notary Public

DANA D'ELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/07/2013

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903