File No.: 01288-3114
STM Property ID: 532171
Property Address: 164 WESTFIELD Drive, NASHVILLE, TN 37221

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110067725 DEEDWARRSP
Recvd: 10/28/11 13:20 2 pgs
Fees: 13.00 Taxes: 222.00
20111028-0084050

STATE OF Virginia
~~COUNTY~~ CITY OF Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant Cheryl L. Bowley, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2011.

Notary Public MICHELLE NESMITH

MY COMMISSION EXPIRES: Notary Public Commonwealth of Virginia 7206514 My Commission Expires Apr 30, 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
Chris Evans Lambos Jr.	Chris Evans Lambos Jr.	128130A16400CO
(NAME)	(NAME)	
1018 General George Patton Rd.	1018 General George Patton Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 Mortgage, Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Chris Evans Lambos Jr.**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 164, on the plan of Westfield Condominiums(formerly The Hamlet), of record in Book 6250, Page 590, and the First Revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by referenced.

Being the same property conveyed to Dileep Mulamalla and Dipti Lodaya, husband and wife by Deed from Leatha J. Stewart, dated 06/06/2006 and filed for record on 06/12/2006 in Instrument No. 20060612-0069706, Register's Office for Davidson County, Tennessee.
And further conveyed to SunTrust Mortgage, Inc. by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 05/12/2011 and filed for record on 05/31/2011 in Instrument No. 20110531-0041326, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 748, said Register's Office.
Master Deed and By-Laws filed for record in Book 6678, Page 771, said Master Deed was amended in Book 6736, Page 110, was amended in Book 6801, Page 962, was amended in Book 6831, Page 982, was amended in Book 7271, Page 256, was amended in Book 9608, Page 719, said Register's Office.
Easement, Right and Right of Way to 1 R-TR Schulman of record in Book 4851, Page 918, said Register's Office.
Grant of Easement for Sewer Line to Harpeth Valley Utilities District of record in Book 6551, Page 981, said Register's Office.
All Matters Set Out in Document Including But Not Limited to An Easement and Restrictions of record in Book 6551, Page 988, said Register's Office.

Agreement for Dedication of Easement for Water Line to Harpeth Valley Utilities District of record in Book 7803, Page 666, said Register's Office.
Agreement for Dedication of Public Utility Easement to Harpeth Valley Utilities District of record in Book 7803, Page 694, said Register's Office.
Charter of the Homeowner's Association of record in Book 6746, Page 677, 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 164 WESTFIELD Drive, NASHVILLE, TN 37221
(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 14th day of October, 2011.

SunTrust Mortgage, Inc.

By: _____

Printed Name: Cheryl L. Bowley, VP

SUNTRUST MORTGAGE, INC. COMMONWEALTH OF VIRGINIA SEAL 1927

State of Virginia
~~County~~ City of Richmond

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl L. Bowley, VP with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the VP of SunTrust Mortgage, Inc. the within named bargainer, a corporation, and that, Cheryl L. Bowley, VP as such V.P., being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Cheryl L. Bowley, VP as such V.P.

Witness my hand and Official seal this 14th day of October, 2011.

Hope M Nesmith
Notary Public
My Commission Expires: 4/30/2012

HOPE MICHELLE NESMITH
Notary Public
Commonwealth of Virginia
7206514
My Commission Expires Apr 30, 2012

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

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