BILL GARRETT, Davidson County
Trans:T20110068364 DEEDWARRSP
Recvd: 11/01/11 11:12 2 pgs
Fees:13.00 Taxes:129.50
20111101-0084863

File No.: 01288-1032
STM Property ID: 442579
Property Address: 94 Evelyn Drive, Nashville, TN 37210

SPECIAL WARRANTY DEED

STATE OF Virginia
~~COUNTY~~ CITY OF Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant Cheryl L. Bowley, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of October 2011

Notary Public

MY COMMISSION EXPIRES: July 31, 2012
(AFFIX SEAL)

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No: 327765
My Commission Expires 7/31/2012

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
Robert Biancheri	Robert Biancheri	11902011400
(NAME)	(NAME)	
1651 Preston Place	1651 Preston Place	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 **Robert Biancheri**, 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 a part of Lot No. 14 on the Map of Glenrose Subdivision, of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Fronting 109.94 feet on Evelyn Avenue end running back between parallel lines 67 feet along the westerly line and 142.4 feet along the easterly line to a dead line in the rear line, measuring 134 feet.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated November 15, 2010 and filed for record on November 16, 2010 at Instrument No. 20101116-0091678, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.

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 94 Evelyn Drive, Nashville, TN 37210
(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 26th day of October, 2011.

SunTrust Bank

By: _____

Printed Name: Cheryl L. Bowley, VP

SUNTRUST BANK CORPORATE SEAL GEORGIA

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 V.P. of SunTrust Bank 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 26th day of October, 2011.

_____
Notary Public
My Commission Expires: July 31, 2012

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No: 327765
My Commission Expires 7/31/2012

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

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