File No.: 01288-4287
STM Property ID: 573737
Property Address: 900 Leblanc Court, Nashville, TN 37221

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110068365 DEEDWARRSP
Recvd: 11/01/11 11:14 2 pgs
Fees: 13.00 Taxes: 485.07
20111101-0084864

STATE OF Virginia
~~COUNTY OF~~ City of Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,100.00

Affiant Cheryl L. Bowley, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOPE MICHELLE NESMITH
Notary Public
Commonwealth of Virginia
7206514
My Commission Expires Apr 30, 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
Prem Singh Kahlon	Prem Singh Kahlon	142130B02200CO
(NAME)	(NAME)	
7705 Scenic River Lane	7705 Scenic River Lane	
(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 Bank**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Prem Singh Kahlon*** 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:

***and Jay Kahlon and Jennifer Kahlon, as joint tenants with right of survivorship**

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Riverside Phase 4B of record in Book 9700, page 750, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated July 28, 2011 and filed for record on August 16, 2011 in Instrument No. 20110816-0063104, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 490, Plat Book 6900, Page 491, Plat Book 6900, Page 492, Plat Book 9700, Page 750, said Register's Office.
Restrictive Covenants of record in Book 7185, Page 619, said Register's Office.
Restrictive Covenants of record in Book 7405, Page 780, as amended of record in Instrument 200404190044162, as amended of record in Instrument 200911240108147, as amended of record in Instrument 200912040111306, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 6970, Page 275, said Register's Office.
Agreement for Dedication of Easement for Public Utilities Easement of record in Book 6970, Page 278, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 6970, Page 281, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 6972, Page 45, said Register's Office.
Agreement for Dedication of Easement for Sewer Line of record in Book 7803, Page 642, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument 200410190125877, said Register's Office.
Charter of record in Book 7829, Page 703, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200406080067843, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 900 Leblanc Court, 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 28th day of October, 2011.

SunTrust Bank

By: _____

Printed Name: Cheryl L. Bowley, VP

SUNTRUST BANK CORPORATE SEAL GEORGIA

State of Virginia
County of City of Richmond

Before me the undersigned; a Notary Public within and for the State and County aforesaid, personally appeared Cheryl L. Bowley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) 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 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 as such V.P.

Witness my hand and Official seal this 28th day of October, 2011.

_____
Notary Public
My Commission Expires:

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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