File No.: 01288-4488
STM Property ID: 570105
Property Address: 212 E Palestine Avenue, Madison, TN 37115

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 11/17/11 11:27 3 pgs
Fees:18.00 Taxes:184.63
20111117-0089970

STATE OF Virginia
~~COUNTY~~ CITY OF Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ Cheryl L. Bowley, VP
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
John Radebaugh	John Radebaugh	05108020900
(NAME)	(NAME)	
5101 Jackson Lane	5101 Jackson Lane	
(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 **John Radebaugh**, 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 all of Lot No. 7, on the plan of Bailey Subdivision, as shown on Plat of record in Plat Book 5800, Page 93, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to SunTrust Bank by Deed from Nationwide Services Inc., Substitute Trustee, dated 07/21/2011 and filed for record on 08/08/2011 in Instrument 201108080060798, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5800, Page 93, 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 212 E Palestine Avenue, Madison, TN 37115
(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 21st day of October, 2011.

SunTrust Bank

By: _____

Printed Name: Cheryl L. Bowley, VP

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(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, 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 21st 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

File No.: 01288-4488
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Property Address: 212 E Palestine Avenue, Madison, TN 37115

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

