File No.: 01288-1975
STM Property ID: 482521
Property Address: 1001 NEELYS BEND Road, MADISON, TN 37115

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110074212 DEEDWARRSP
Recvd: 11/23/11 10:25 2 pgs
Fees:13.00 Taxes:166.50

20111123-0091733

STATE OF Virginia
~~COUNTY OF~~ CITY OF RICHMOND
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, This 23rd day of November, 2011

Notary Public

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

Cheryl Bowley, VP

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
Bancroft O'Quinn Jr.	Bancroft O'Quinn Jr.	05207003400
(NAME)	(NAME)	
1405 W. Baddour Pkwy, Suite 106	1405 W. Baddour Pkwy, Suite 106	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Lebanon, TN 37087	
(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, **U.S. Bank National Association, as Trustee for BAFC 2006-7**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bancroft O'Quinn 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:

Being Lot No. 7 of Block "A" on the Map of Home Acres Subdivision, being a revision of the First Subdivision in the 11th Civil District of Davidson County, Tennessee, by the Layman Foundation, and described according to a copy of a survey thereof by Blanchard and Parrish, Engineers as follows:
Being at a point in the north margin of Neely's Bend Road, at the corner of Lots 6 and 7; thence with the line between said lots northerly 269.7 feet to the corner of said lots, and in the south line of Lot 10; thence with the line between said Lots 7 and 10; westerly 90 feet to the easterly margin of Center Street; thence with the margin of the same southerly 260.8 feet to the beginning of a curve having a radius of 20 feet; thence around said curve in a southeasterly direction 24.7 feet to the north margin of Neely's Bend Road; thence with the margin of the same easterly 26.3 feet to a point where said road widens; thence with the margin of said road northerly 5 feet; thence easterly 47.6 feet to the point of beginning.

Being the same property conveyed to U.S. Bank National Association, as Trustee for BAFC 2006-7 by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee, dated February 18, 2011 and filed for record on March 2, 2011, Register's Office for Davidson County, Tennessee.

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 1001 NEELYS BEND Road, 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 3rd day of November, 2011.

U.S. Bank National Association, as Trustee for BAFC 2006-7 by SunTrust Mortgage, Inc., a Virginia Corporation, its Attorney-in-Fact

By: _____

Printed Name: Cheryl L. Bowley, VP

SUNTRUST MORTGAGE, INC. VIRGINIA 1927 SEAL

State of Virginia
~~County of~~ CITY OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named 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 VP of SunTrust Mortgage, Inc., a Virginia Corporation and that he/she is the attorney-in-fact for U.S. Bank National Association, as Trustee for BAFC 2006-7 and that he/she is authorized by U.S. Bank National Association, as Trustee for BAFC 2006-7 to execute this instrument on its behalf.

Witness my hand and Official seal this 3rd day of November, 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.: 01288-1975
STM Property ID: 482521
Property Address: 1001 NEELYS BEND Road, MADISON, TN 37115