Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-111100074A

BILL GARRETT, Davidson County
Trans:T20110077703 DEEDWARRSP
Recvd: 12/08/11 11:16 4 pgs
Fees:23.00 Taxes:403.30
20111208-0095854

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Antonio L. Clark	SEND TAX BILL TO: ~~Antonio L. Clark~~	MAP/PARCEL NUMBERS: 176050B19500C0
(Name)	(Name) SunTrust Mortgage, Inc.	
(Address) 5120 Brookstone Ct.	(Address) 901 Semmes Ave.	
(City) (State) (Zip) Antioch, TN 37013	(City) (State) (Zip) Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Newbury Place REO II, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Antonio L. Clark, unmarried the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 5120 Brookstone Court, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 12/6/11 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Newbury Place REO II, LLC

BY: _____

NAME: Michael Niccolini

ITS: Vice President

State of Maryland
County of Montgomery

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Niccolini, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of Newbury Place REO II, LLC (Name of Company), a LLC, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Newbury Place REO II, LLC for the purposes therein contained.

Witness my hand and official seal, at office in Bethesda, MD, this 6th of December, 2011.

BENJAMIN AARON SISLEN
Notary Public-Maryland
Montgomery County
My Commission Expires
March 31, 2015

_____
Notary Public

My Commission Expires: 3/31/2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00

_____
Affiant

Subscribed and sworn to before me this 12/7/11.

_____
Notary Public

My Commission Expires: 11-3-15

RE: 5120 Brookstone Court, Antioch, TN 37013

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev.

INST # 20111100074A
12/9/2011 @ 02:06 PM

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 32, Section C, Phase 2, on the Plan of Hickory Woods Estates of record in Book 9700, Page 952, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Subject to restrictions filed of record in Book 9678, Pages 187-232, and amended in Book 11180, Pages 802-803 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Newbury Place REO II, LLC by Trustee's Deed recorded October 11, 2011 in Instrument Number 20111011-0078971, Register's Office for Davidson County, Tennessee.

RE: 5120 Brookstone Court, Antioch, TN 37013

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 5120 Brookstone Court, Antioch, TN 37013