File No.: 01288-4081
STM Property ID: 567103
Property Address: 320 Old Hickory Boulevard, Condominium 2809, Nashville, TN 37221

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120003616 DEEDWARRSP
Recvd: 01/17/12 10:11 2 pgs
Fees: 13.00 Taxes: 573.50

20120117-0004337

STATE OF Virginia
~~COUNTY~~ CITY OF Richmond

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant Sara P. Byrd

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/30/2012

(AFFIX SEAL)

HOPE MICHELLE NESMITH
Notary Public
Commonwealth of Virginia
7200514
My Commission Expires April 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
Bahman Jahangir	Same as New Owner	128120A15700CO
(NAME)	(NAME)	
1609 North Martha CT		
(ADDRESS)	(ADDRESS)	
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 **Bahman Jahangir**, 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 Unit No. 2809, Building No. 3, on the Plan of Section 3, Phase 1C on the Plan of Eagle Ridge at the Reserve, of record in Exhibit "A" Condominiums, A Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended in Tennessee Code Annotated and as establishes by a Master Deed and By-Laws of record in Instrument No. 200110110110875, as supplemented and amended by Supplement and Amendment no. 29 tot he Master Deed of record in Instrument no. 20040716-0084973, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Master Deed. Reference is hereby made tot he Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" tot he Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit. Being the same property conveyed to the Grantor(s) herein by deed of even date and being field for record in Instrument no. 20060301-0023627, Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

Being the same property conveyed to Suntrust Bank by Deed from Nationwide Trustee Services Inc., Substitute Trustee, dated 07/07/2011 and filed for record on 07/19/2011 in Instrument 201107190055089, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200410190125465, said Register's Office.

Master Deed and By-Laws filed for record in Instrument 200110110110875, said Register's Office. Said Master deed was amended of record in Instrument 200407160084973 and Instrument 200511290143344, said Register's Office.

Easement Agreement of record in Book 5074, Page 945, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 7861, Page 559, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 8083, Page 534, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Instrument 200007200071583, said Register's Office.

Deed and Agreed Order of Possession of record in Instrument 200009150091869, said Register's Office.

Storm water Detention Agreement of record in Instrument 200011030109348, said Register's Office.

Charter of record in Instrument 200101120003836, said Register's Office.

Charter of record in Instrument 200101120003839, 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 320 Old Hickory Boulevard, Condominium 2809, 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, IN through or under said GRANTOR(S), but not otherwise.

Witness our hands this 10th day of January 2012.

SunTrust Bank

By: [signature]
It's:
Printed Name Sarah P. Berglund, 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 Sarah Berglund (name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the VP (title) of SunTrust Bank the within named bargainer, a corporation, and that, he/she as such VP (title), being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such VP (title).

Witness my hand and Official seal this 10th day of January, 2012.

[signature]
NOTARY PUBLIC

COMMISSION EXPIRES:

HOPE MICHELLE NESMITH
Notary Public
Commonwealth of Virginia
7206514
My Commission Expires Apr 30, 2012

File No.: 01288-4081
SMG TN Special Warranty Deed REO
STMPID: 567103
Address: 320 Old Hickory Blvd # 2809, Nashville, TN 37221

RETURN TO:
STEWART TITLE
13026 Lebanon Road
Mt. Juliet, TN 37122