File No.: 01288-3820
STM Property ID: 558899
Property Address: 1803 Broadway, 524, Nashville, TN 37203

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120005440 DEEDWARRSP
Recvd: 01/24/12 09:24 2 pgs
Fees:13.00 Taxes:511.53

20120124-0006468

STATE OF VIRGINIA
COUNTY OF RICHMOND CITY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2012

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
Lisa H. Morrow	Same	092160D52400CO
(NAME)	(NAME)	
14 Lynington Court		
(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 **Lisa H. Morrow**, 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 lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 524 of the Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the plan of the Boyd Addition to Nashville recorded December 12, 1857, in Book 21, Page 39 in the Register's Office for Davidson County, Tennessee and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble and Associates, PLLC, dated October 4, 2002 and updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium recorded under Number 20050517-0055639 said master Deed and all recorded amendments of record in Instrument Nos. 200603070026614 and 200706150071857 and Exhibit C, thereto being by this reference incorporated herein and made a part hereof. The interest herein conveys without limiting the generality of the foregoing, an undivided .39% in the common elements of the Bristol on Broadway Condominium. Together with one parking stall unit # 178.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated 6/30/2011 anfd filed for record on 7/19/2011 from Nationwide Trustee Services, Inc, of record in Instrument No. 20110719-0055079, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 21, Page 39, said Register's Office.

Master Deed and By-Laws filed for record in Instrument 200505170055639, said Register's Office.

Said Masterdeed was amended of record in Instrument 200603070026614 and Instrument 200706150071857,

said Register's Office.

Charter of record in Instrument 200710240125856, said Register's Office.

Charter of record in Instrument 200710240125857, 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 1803 Broadway, 524, Nashville, TN 37203
(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 19th day of January, 2012.

SunTrust Bank
By: Sarah P Berglund
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 P. Berglund (name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President (title) of SunTrust Bank the within named bargainer, a corporation, and that, Sarah P. Berglund (name) as such Vice President (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 Vice President (title).

Witness my hand and Official seal this 19th day of January, 2012.

Aubrey S. DesPortes, Jr.
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
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SMG TN Special Warranty Deed REO