BILL GARRETT, Davidson County
Trans:T20120034244 DEEDWARRSP
Recvd: 05/09/12 11:37 4 pgs
Fees:23.00 Taxes:1258.00
20120509-0040149

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON &
MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

Name and Address of Property Owner:	Send Tax Bills:	Tax Parcel ID#:
Adam and Jennifer Solesby **1907 Tyne Blvd.** **Nashville, TN 37215**	**Adam and Jennifer Solesby** **1907 Tyne Blvd.** **Nashville, TN 37215**	14400004600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 7th day of May, 2012, by and between **SUNTRUST BANK**, a Georgia banking corporation ("Grantor") and **ADAM SOLESBY AND WIFE, JENNIFER SOLESBY**, ("Grantee");

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See Exhibit A attached hereto and made a part hereof.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 8037, page 256, Register's Office for Davidson County, Tennessee.

3. Easement for water line and meter of record in Book 3530, page 51, Register's Office for Davidson County, Tennessee.

4. No insurance is afforded as to the acreage or square footage contained in said land.

This is improved property known as: 1907 Tyne Blvd. Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does covenant and bind, itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

GRANTOR:

SUNTRUST BANK, a Georgia banking corporation

By: _____

Name: B. Thompson

Title: VP

STATE OF Georgia
COUNTY OF Fulton

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Brad Thompson with whom I am personally acquainted, and who upon oath acknowledged himself to be V.P. of SunTrust Bank, the within named bargainor, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the SunTrust Bank by himself as V.P.

WITNESS my hand and official seal at office this 7 day of May, 2012.

Valerie A Ranne
NOTARY PUBLIC
My Commission Expires:

VALERIE A RANNE
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF MAY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-9-13

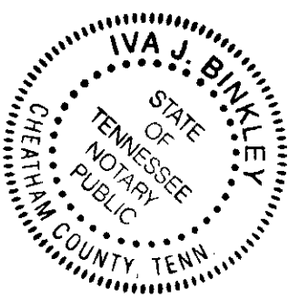


Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being in the 7th formerly the 11th Civil District of said County and State, described according to a survey made by E. L. Miller, Jr. & Co., October 11, 1962, as follows:

Beginning on the westerly margin of Tyne Boulevard at the northeast corner of the property conveyed to Christopher G. Hopkins and wife, by deed from Livingfield M. Frazer and wife, of record in Book 3460, page 116, Register's Office of said County; thence with said Hopkins northern boundary line North 86 degrees, 35 minutes West 741 feet to an iron pin lying in the easterly line of the property conveyed to the Hillsboro Presbyterian Church of Nashville, Tennessee, by deed from Viola S. Baulch as of record in Book 2283, page 41, said Register's Office; thence with the easterly line of said Church property North 17 degrees 22 minutes East 228.2 feet; thence South 85 degrees 50 minutes East 627 feet to the westerly margin of Tyne Boulevard; thence with the same South 11 degrees 55 minutes East 222 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to SunTrust Bank, its successors and assigns, by Successor Trustee's Deed from Ronald G. Steen, Jr., Successor Trustee, recorded on October 6, 2011, as Instrument No. 20111006-0077882, Register's Office for Davidson County, Tennessee. Said Successors Trustee's Deed incorrectly referenced Map 130-16-0-061.00 as the Map and Parcel Number.