Mail

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20120073193 DEEDWARRSP
Recvd: 09/27/12 15:12 3 pgs
Fees:18.00 Taxes:175.75
20120927-0088245

File No.: 01288-7922
STM Property ID: 675149
Property Address: 208 E Palestine Avenue, A & B, Madison, TN 37115

SPECIAL WARRANTY DEED

STATE OF VIRGINIA
COUNTY OF HENRICO
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,501.00

Affiant Sarah P. Boglundi VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: July 31, 2016

(AFFIX SEAL)

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

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
Clear Blue Equity, Inc.	Clear Blue Equity, Inc.	05108020700
(NAME)	(NAME)	
205 31st Ave. N., Unit 301	205 31st Ave. N., Unit 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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 **Clear Blue Equity, Inc.**, 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 Lot No. 5, on the plan of Bailey Subdivision, as shown on Plat of record in Plat Book 5800, Page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee, dated 03/28/2012 and filed for record on 04/02/2012 in Instrument No. 20120402-0027700, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5800, Page 93, said Register's Office.
Easement of record in Book 5941, Page 407, said Register's Office.
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 208 E Palestine Avenue, A & B, 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 12th day of July, 2012.

SunTrust Bank

By: _____

Printed Name: Sarah P. Berglund, VP

State of Virginia

County of Henrico

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sarah P. Berglund with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice-President of SunTrust Bank the within named bargainer, a corporation, and that, Sarah P. Berglund as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Sarah P. Berglund as such Vice President.

Witness my hand and Official seal this 12 day of July, 2012

_____

Notary Public

My Commission Expires: July 31, 2016

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-7922
STM Property ID: 675149
Property Address: 208 E Palestine Avenue, A & B, Madison, TN 37115

Seller Affidavit

STATE OF VIRGINIA)
COUNTY OF HENRICO)

RE: 208E. Palestine Blvd A&B, Madison, TN 37115
Escrow/Title Order No. 675149

The Undersigned states under penalty of perjury:

1. He/She is the ✓ Vice President of SunTrust Bank, a Georgia corporation (the "Company"), which is the current owner of the Property (referred to herein as "Seller").

2. The Company's principal place of business is: 303 Peachtree Street, NE, Atlanta, GA 30308

3. The Company is an active corporation within the Commonwealth of Virginia since October 1, 1999, under document number F139586-4 without interruption.

4. He/She, on behalf of the Company as Seller, has full power and authority to execute, transfer, and convey any and all documents pertaining to the sale of the Property. Said powers are in full force and effect and have not been revoked as of the date of this Affidavit.

5. Seller has obtained its title to this property through foreclosure or by deed-in-lieu of foreclosure; therefore, Seller makes no representation or warranty that Seller has been in full, continuous, open, exclusive, peaceable and undisputed possession of said property since the time of vesting of title to the Property in Seller. Further, Seller makes no representation as to the existence of parties who have any interest or right to claim an interest in the Property other than Seller and/or whether there are any parties in possession under any written leases.

6. To the best of the Seller's knowledge, during the time Seller has been in title to the Property, Seller has not made any improvements to the Property, nor has any work been performed on or at the Property for which the labor or materials have not been paid.

7. Seller hereby represents that Seller has not and will not authorize the execution of any instrument or do any act whatsoever, prior to the recording of the conveyance instrument transferring title to Buyer, that would in any way affect Seller's title to the Property.

All statements, representations and certifications made herein are based on the Company's knowledge. As used herein, "knowledge" shall mean the actual knowledge, without due inquiry, of the current officers of the Company.

SunTrust Bank

By: _____

Its: ✓ Vice President **Sarah P. Berglund, VP**

Subscribed and sworn to before me this 12 day of July, 2012

_____
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

AUBREY S. DESPORTES COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No. 327765
My Commission Expires 7/31/2016