Mail to

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

BILL GARRETT, Davidson County
Trans:T20120082642 DEEDWARRSP
Recvd: 10/30/12 15:35 4 pgs
Fees:23.00 Taxes:189.44
20121030-0099714

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-120800148A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: John Radebaugh and Julie Radebaugh	SEND TAX BILL TO: John Radebaugh and Julie Radebaugh	MAP/PARCEL NUMBERS: 051080210.00
(Name) 5101 Jackson Dr	(Name) SAME	
(Address) Old Hickory TN	(Address)	
(City) (State) (Zip) 37027	(City) (State) (Zip)	

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, SunTrust Bank, Grantor, has this day bargained and sold, and does hereby transfer and convey unto John Radebaugh and Julie Radebaugh, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 214 E. Palestine Blvd A and B, Madison, TN, 37115, 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.

PID # PAM 715117

(Continuation of Special Warranty Deed)

Witness our hand as of the 21st day of Aug. 2012 (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.

SunTrust Bank

BY: Sarah PR

NAME: Sarah P. Berglund, VP

ITS:

State of Virginia
County of Henrico

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sarah P. Berglund, 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 SunTrust Bank (Name of Company), a Georgia Corporation, 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 SunTrust Bank for the purposes therein contained.

Witness my hand and official seal, at office in Henrico County VA, this August 21, 2012.

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

Notary Public

My Commission Expires: 7/31/2016

State of Virginia
County of Henrico

The actual consideration or value, whichever is greater, for this transfer is $ 51,200.00.

Affiant Sarah P. Berglund, VP

Subscribed and sworn to before me this August 21, 2012.

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

Notary Public

My Commission Expires: 7/31/2016

RE: 214 E. Palestine Blvd A and B, Madison, TN 37115

PID # PAM 715117

EXHIBIT "A"

Land situated in Davidson County, Tennessee, as to-wit:

Land in Davidson County, Tennessee being Lot Number 8, on the Plan of Bailey Subdivision, as shown on plat of record in Plat Book 5800, Page 93, In the Register's Office for Davidsion County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to SunTrust Bank by Trustee's Deed from Larry A. Weissman, Shelby County, TN as Trustee for Mortgage Electronic Registrations Systems, Inc. dated June 19, 2012 and filed for record in Instrument No. 20120625-0055157; and to Derek J. Folk dated 08/07/2006 in Instrument No. 20060807-0096424, Register office for Davidson County, Tennessee.

RE: 214 E Palestine Blvd A and B, Madison, TN 37115

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: 214 E. Palestine Blvd A and B, Madison, TN 37115

PID # PAM 715117