Davidson County	DEEDWARRSP
Recvd: 11/05/12 08:53	3 pgs
Fees:18.00 Taxes:795.50	
20121105-0101392	

File No.: 01288-10121
STM Property ID: 723657
Property Address: 1517 Pleasant Hollow Lane, Old Hickory, TN 37138

SPECIAL WARRANTY DEED

STATE OF Va
COUNTY OF Henrico
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

~~Affiant~~ Sarah P. Bostwick, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2012

Notary Public

MY COMMISSION EXPIRES: 7/31/2016

(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
Justin D. Pullen	SunTrust Mortgage, Inc.	064080A07600CO
(NAME)	(NAME)	
114 Snowden Ct	1001 Semmes Avenue, RVW-5093	
(ADDRESS)	(ADDRESS)	
Johnson City, TN 37615	Richmond, VA 23224	
(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, **Deutsche Bank National Trust Company as Trustee for GSAA 2007-2**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Justin D. Pullen and Tonya G. Pullen,*** 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: *husband and wife

Land in Davidson County, Tennessee, being Lot Number 35, Merritt Downs, Section 3, R10 Cluster Lot Subdivision, of record in Instrument 200406290076758, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company as Trustee for GSAA 2007-2 by Deed from Wilson & Associates PLLC, Successor Trustee, dated 07/31/2012 and filed for record on 08/02/2012 in Instrument 201208020068482, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200406290076758, said Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200107020069864, as amended of record in Instrument 200407160085315, said Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument 200106080060786, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument 200101190006024, said Register's Office for Davidson County, Tennessee.
Charter of Merritt Downs Homeowners Association of record in Instrument 200106080060785, said Register's Office for Davidson County, Tennessee.
Restated Charter of Merritt Downs Homeowners of record in Instrument 200111270129417, said Register's Office

for Davidson County, Tennessee.
Quitclaim Deed to Merritt Downs Homeowner's Association from Beazer Homes Corp. of record in Instrument 200407160085316, said Register's Office for Davidson County, Tennessee.

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 1517 Pleasant Hollow Lane, Old Hickory, TN 37138
(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 15th day of October, 2012.

Deutsche Bank National Trust Company as Trustee for GSAA 2007-2
By: SunTrust Mortgage, its Attorney-in-fact
By: Sarah P Berglund
Printed Name:
Title: Sarah P. Berglund, VP

State of Virginia
County of Hanover

Before me the undersigned, a Notary Public in and for said County and State, the within named Sarah P. Berglund with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who, upon his/her oath acknowledged himself/herself to be the Vice-President of SunTrust Mortgage, Inc., a Virginia Corporation and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for Deutsche Bank National Trust Company as Trustee for GSAA 2007-2 and that he/she is authorized by Deutsche Bank National Trust Company as Trustee for GSAA 2007-2 to execute this instrument on its behalf.

Witness my hand and official seal this 15th Day of October, 2012.

Aubrey S. DesPortes
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.: 01288-10121
STM Property ID: 723657
Property Address: 1517 Pleasant Hollow Lane, Old Hickory, TN 37138

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

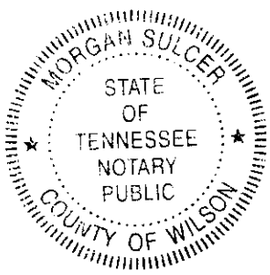
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013