This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2012060128TN

BILL GARRETT, Davidson County
Trans:T20130046676 DEEDWARRSP
Recvd: 06/05/13 08:34 4 pgs
Fees:23.00 Taxes:806.60
20130605-0056702

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Robert Lee Stokes III	(Name) Robert Lee Stokes III	173.09-0-A-143.00
(Address) 6921 Sunnywood Drive	(Address) 6921 Sunnywood Drive	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip) Nashville, TN 37211	

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, **PNC Bank, National Association,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Robert Lee Stokes III,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **173.09-0-A-143.00**

X Improved OR
Unimproved property located at:

6921 Sunnywood Drive, Nashville, TN 37211, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 title to said real estate to said Grantee(s), 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.

Witness our hand as of the May 13, 2013, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

PNC Bank, National Association by Select Portfolio Servicing, Inc. as Attorney in Fact

Name _____ 5/13/13

Title Eric Nelson, Document Control Officer

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eric Nelson, Document Control Officer (Name of Person signing), 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 Eric Nelson, Document Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for PNC Bank, National Association the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 05/13/13.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

Notary Public
My Commission Expires: 10/10/2016

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $218,000.00.

Affiant

Subscribed and sworn before me this 6-3-13.

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 1-24-17

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 213 on the Plan of Lenox Village II, Section One, A Planned Unit Development, as of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete legal description.

This conveyance is subject to Declaration of Charter, Easements, Covenants, and Restrictions and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826 and supplemental in Instrument No. 20021226-0158458, said Register's Office; Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825 and supplemental in Instrument No. 20021226-0158459, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This being the same property conveyed by Substitute Trustee's Deed to PNC Bank, National Association, filed for record July 2, 2012, in Instrument No. 20120702-0057722, Davidson County, Tennessee records.

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 referred to as "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 the current year and all prior subsequent years, the payment which Grantor assumes (as 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;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.