File No.: 01288-14254
STM Property ID: 818397
Property Address: 249 Lanier Drive, Madison, TN 37115

SPECIAL WARRANTY DEED

STATE OF VIRGINIA
COUNTY OF HENRICO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant Sarah P Bergsma, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of JUNE, 2013

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, PC
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
William J. Gregg Jr.	William J. Gregg Jr.	04314011000
(NAME)	(NAME)	
1209 Center Point Rd	1209 Center Point Road	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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 **William J. Gregg Jr. and Lisa M. Gregg***, 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:

Being all of Lot 8, the northerly 2 feet of Lot No. 7 and the southerly 10 feet front and 60 feet rear of Lot No. 9 of Block "G" on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by T. R. Sanford, Surveyor, August 6, 1962, as follows:

Beginning at a point in the southeasterly margin of Lanier Drive, 2 feet southerly from the corner of Lots 7 and 8; thence southeasterly parallel to said line, 154.8 feet to a point; thence northeasterly 112 feet to a point; thence northwesterly 171.8 feet to the margin of Lanier Drive; thence with the margin of the same, southwesterly around a slight curve, 62 feet to the point of beginning.

* husband and wife

Being the same property conveyed to SunTrust Bank by Deed from Brock & Scott PLLC, Substitute Trustee, dated 03/28/2013 and filed for record on 04/01/2013 in Instrument 201304010031285, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 843, Page 9, Plat Book 1130, Page 85, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

BILL GARRETT, Davidson County
Trans:T20130054828 DEEDWARRSP
Recvd: 06/28/13 08:51 2 pgs
Fees:13.00 Taxes:129.50

20130628-0066465

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 249 Lanier Drive, 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 14th day of June, 2013.

SunTrust Bank

By: _____
Printed Name: Sarah P. Berglund, VP
Title:

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 14th day of June, 2013.

_____
Notary Public
My Commission Expires: Jun 31, 2016

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
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RETURN TO:
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