File No.: 01288-13200
STM Property ID: 761597
Property Address: 108 Bancroft Court, Nashville, TN 37215

SPECIAL WARRANTY DEED

STATE OF Virginia
COUNTY OF Henrico
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st Cheryl L. Bowley, VP
day of July, 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
Vanessa Laura Vargas	Same as new Owner	14400009500
(NAME)	(NAME)	
1110 Meadow Court		
(ADDRESS)	(ADDRESS)	
Decater, IL 62521		
(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, **Wells Fargo Bank N.A. Successor by Merger to Wachovia Bank N.A.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vanessa Laura Vargas**, 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. 8 on the plan of Bancroft as of record in Plat Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wells Fargo Bank N.A. Successor by merger to Wachovia Bank N.A. by Deed from Rubin Lublin TN PLLC, fka Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee, dated 11/02/2012 and filed for record on 11/19/2012 in Instrument 201211190106334, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 326, Plat Book 9700, Page 327, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10319, Page 1, as amended of record in Book 10366, Page 623, as amended of record in Book 10564, Page 570, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7911, Page 385, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7911, Page 389, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 8009, Page 109, said Register's Office.
Charter of record in Book 11350, Page 855, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130058625 DEEDWARRSP
Recvd: 07/10/13 10:50 2 pgs
Fees:13.00 Taxes:4070.00

20130710-0071247

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 108 Bancroft Court, Nashville, TN 37215
(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 18th day of June, 2013.

Wells Fargo Bank NA Successor by Merger to Wachovia Bank NA
SunTrust Mortgage, Inc a Virginia Corporation, It's Attorney in Fact

BY: _____
Printed Name: Cheryl L. Bowley, VP

State of Virginia
County of Henrico

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cheryl L. Bowley, VP (name) with whom I am personally acquainted (or who proved to me n the basis of satisfactory evidence), and who upon oath acknowledged that he/she is the V.P. (title) of SunTrust Mortgage, Inc, a Virginia Corporation and that, he/she as such executed the foregoing instrument for the purposes therein contained and who further ackonwledged that he/she is the Attorney in Fact for Wells Fargo Bank NA Successor by Merger to Wachovia Bank NA and that he/she is authorized by Wells Fargo Bank NA Successor by Merger to Wachovia Bank NA to execute this instrument on its behalf.

Witness my hand and Official seal this 18th day of June, 2013.

_____
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

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