BILL GARRETT, Davidson County
Trans:T20130069610 DEEDWARRSP
Recvd: 08/13/13 13:05 4 pgs
Fees:23.00 Taxes:3626.00
20130813-0084963

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-130600174S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Michael Murphy and Jody Murphy	SEND TAX BILL TO: Michael Murphy and Jody Murphy	MAP/PARCEL NUMBERS: 144 00 0 094.00
(Name) 104 Bancroft Ct	(Name) 104 Bancroft Ct	
(Address) Nashville, TN 37215	(Address) Nashville, TN 37215	
(City) (State) (Zip)	(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 Michael Murphy and Jody Murphy, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 104 Bancroft Ct, Nashville, TN, 37215, 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.

(Continuation of Special Warranty Deed)

Witness our hand as of the July 16, 2013 (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: [signature]

Name: Sarah P. Berglund, VP

Its: VP

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 July 16, 2013.

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

[signature]
Notary Public
My Commission Expires: July 31, 2016

State of Virginia
County of Henrico

The actual consideration or value, whichever is greater, for this transfer is $ 980,000.00.

[signature]
Affiant
Sarah P. Berglund, VP

Subscribed and sworn to before me this July 16, 2013.

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

[signature]
Notary Public
My Commission Expires: July 31, 2016

RE: 104 Bancroft Ct, Nashville, TN 37215

PID#770207

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, being Lot 7 on the Final Plat of Bancroft of record in Plat Book 9700, Page 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed recorded 12/14/12, in Instrument # 20121214-0115195, in the Register's Office for Davidson County, Tennessee.

RE: 104 Bancroft Ct, Nashville, TN 37215

PID#770207

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: 104 Bancroft Ct, Nashville, TN 37215

PID#770207