File No.: 01288-13288
STM Property ID: 800089
Property Address: 2617 Neldia Court, Nashville, TN 37206

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 09/17/13 14:25 3 pgs
Fees:18.00 Taxes:240.50
20130917-0098003

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

STATE OF Virginia
COUNTY OF Henrico
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$136,000.00~~ $65,000.00

Affiant Sarah Pierson, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: July 31, 2016

(AFFIX SEAL)

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
Tsung Wen Chen	Tsung Wen Chen	07210020800
(NAME)	(NAME)	
125 East College Street	125 East College Street	
(ADDRESS)	(ADDRESS)	
Pulaski, TN 38478	Pulaski, TN 38478	
(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 **Tsung Wen Chen**, 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. 10 on the Map of Neldia Heights, as of record in Book 2663, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Allison A. Lee, unmarried by Deed from Northfork Properties Inc, dated 05/01/2002 and filed for record on 05/07/2002 in Instrument 200205070055968, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SunTrust Bank by Deed from Nationwide Trustee Services Inc, Substitute Trustee, dated 01/03/2013 and filed for record on 01/31/2013 in Instrument 201301310010018, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2663, Page 47, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 4084, Page 625, said Register's Office.

Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument 201202280017172, said Register's Office.

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 2617 Neldia Court, Nashville, TN 37206
(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 6th day of September, 2013.

SunTrust Bank

By: Sarah P Berglund
It's: VP
Printed Name: Sarah P. Berglund

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 (name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President (title) of SunTrust Bank the within named bargainer, a corporation, and that, he/she as such Vice President (title), being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Vice President (title).

Witness my hand and Official seal this 6th day of September, 2013.

Aubrey S. DesPortes Jr.
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.: 01288-13288
STM Property ID: 800089
Property Address: 2617 Neldia Court, Nashville, TN 37206

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE