BILL GARRETT, Davidson County
Trans:T20130085247 DEEDWARRSP
Recvd: 10/02/13 14:27 2 pgs
Fees:13.00 Taxes:507.64

20131002-0103552

File No.: 01288-13409
STM Property ID: 802689
Property Address: 502 36th Avenue N, A & B, Nashville, TN 37209

SPECIAL WARRANTY DEED

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

STATE OF Virginia
~~COUNTY OF Henrico~~ City of Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,200.00

Affiant Sarah P Bessent, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th 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
Charles M. King	CBC National Bank	09209024300
(NAME)	(NAME)	
2020 Barrington Lane	3010 Royal Blvd South, Ste 230	
(ADDRESS)	(ADDRESS)	
Villa Rica, GA 30180	Alpharetta, GA 30022	
(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 Mortgage, Inc**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles M. King and John M. King**, 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. 89 as shown on the map entitled Subdivision of the W. R. Wilson Tract, of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SunTrust Mortgage, Inc by Substitute Trustee's Deed dated 2/22/2013 and filed for record on 2/28/2013 from Rublin Lublin Suarez Serrano TN, LLC in Instrument No. 20130228-0019813, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 332, Page 161, 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 502 36th Avenue N, A & B, Nashville, TN 37209
(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 13th day of September, 2013.

SunTrust Mortgage, Inc

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

State of Virginia
~~County of Henrico~~ City of Richmond

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 mortgage, Inc 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 13th day of September, 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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