BILL GARRETT, Davidson County
Trans: T20130091875 DEEDWARRSP
Recvd: 10/25/13 13:48 2 pgs
Fees: 13.00 Taxes: 264.55

20131025-0111482

File No.: 01288-12455
STM Property ID: 776471
Property Address: 2823 Blue Brick Drive, Nashville, TN 37214

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 $71,500.00

Affiant Sarah P. Bertrand, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 10/31/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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 Walker	Charles Walker	09606001800
(NAME)	(NAME)	
2823 Blue Brick Drive	86 Thompson Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37211	
(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 **Charles Walker**, 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. 15 on the Plan of Clover Bottom Subdivision, Section One, of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No 15 fronts 92 feet on the southwesterly side of Blue Brick Drive and runs back 180.8 feet on the northeasterly line and 173.5 feet on the southwesterly line to the right of way of the Tennessee Central Railway measuring 91 feet thereon.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated 12/6/2012 and filed for record on 12/20/2012 from Nationwide Trustee Services , Inc of record in Instrument no. 201220-0117311, (20121220) Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 50, 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 2823 Blue Brick Drive, Nashville, TN 37214
(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 October, 2013.

SunTrust Bank

By: _____
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 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 ~~30th~~ 18th day of ~~September~~ October, 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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