BILL GARRETT, Davidson County
Trans:T20130098420 DEEDWARRSP
Recvd: 11/19/13 16:07 2 pgs
Fees:13.00 Taxes:1036.00

20131119-0119426

File No.: 01288-14436
STM Property ID: 822223
Property Address: 9257 Hester Beasley Road, Nashville, TN 37221-4514

SPECIAL WARRANTY DEED

LIZ JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF ~~Virginia~~ TN
COUNTY OF ~~Henrico~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/14/17

(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
Jason R. Bennett	Jason R. Bennett	16800024600
(NAME)	(NAME)	
114 Vaughn Road	114 Vaughn Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **U.S. Bank National Association as Trustee for STARM 2007-3**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason R. Bennett**, 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:

Being a tract of land shown on Property Map 168, Assessor's Office of Davidson County, Tennessee, identified as Parcel 246 and bounded in general by Hester Beasley Road on the South C.K. Gowda on the North and West and Mary Johnson on the East, more particularly described as follows: Beginning at an iron pin in the north right of way of Hester Beasley Road at the southeast corner of the C.K. Gowda Property recorded in deed Book 5396, Page 450, registers office for Davidson County; thence leaving said right of-way and along said Gowda's east line, North 16 degrees 40 minutes 14 seconds West 217.61 feet to an iron pin, thence North 22 degrees 47 minutes 08 seconds East, 106.91 feet to an iron pin; thence North 11 degrees 44 minutes 17 seconds East 178.01 feet to an iron pin; thence North 35 degrees 8 minutes 22 seconds East, 133.91 feet to a concrete block; thence South 68 degrees 54 minutes 16 seconds East, 117.08 feet to an iron pin; thence South 59 degrees, 58 minutes 24 seconds East 154.99 feet to an iron pin; thence South 74 degrees 20 minutes 39 seconds East, 130.95 feet to an iron pin; thence along a new line, the following 4 calls, South 60 degrees 47 minutes 03 seconds West a distance of 98.52 feet to an iron pin; thence South 15 degrees 39 minutes 21 seconds West a distance of 89.40 feet to an iron pin; thence South 43 degrees 38 minutes 32 seconds East a distance of 300.21 feet to an iron pin; thence South 16 degrees 20 minutes 26 seconds West a distance of 58.26 feet to an iron pin in the north right of way of Hester Beasley Road; thence with said right of way, along a curve to the left having radius of 782.82 feet, a distance of 436.74 feet to an iron pin at the base of a 20 inch cedar tree; thence South 74 degrees, 22 minutes 34 seconds West a distance of 115.67 feet to an iron pin at the point of beginning and containing 5.04 acres, more or less.

Being the same property conveyed to U.S. Bank National Association as Trustee for STARM 2007-3 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 4/4/2013 and filed for record

on 4/18/2013 in Instrument No, 20130418-0038781, Register's Office for Davidson County, Tennessee.
Right of Way Agreement for Public Roads of record in Book 1730, Page 594, said Register's Office.

Right of Way Deed of record in Book 1784, Page 311, 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 9257 Hester Beasley Road, Nashville, TN 37221-4514
(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 25 day of October, 2013.

US Bank National Association as Trustee for STARM 2007-3
By: SunTrust Mortgage Inc., as It's Attorney in Fact

By: Jackie Alsalem
Printed Name Jackie Alsalem

State of ~~Virginia~~ Colorado
County of ~~Henrico~~ Denver
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jackie Alsalem (name) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of US Bank National Association as Trustee for STARM 2007-3, and is authorized by US Bank National Association as Trustee for STARM 2007-3, and does hereby acknowledge the execution of this instrument on it's behalf, by SunTrust Mortgage Inc as It's Attorney in Fact.

Witness my hand and Official Seal this 25 day of October, 2013.

Tammi S Thomas
Notary Public
My Commission Expires:

TAMMI S THOMAS
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 11/19/2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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