THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13110014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $114,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2013. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20130103124 DEEDWARR
Recvd: 12/09/13 16:02 2 pgs
Fees:13.00 Taxes:421.80

20131209-0125018

WARRANTY DEED

Address New Owner: SunTrust, Trustee of the Aless 4821 Blue Springs Drive Nashville TN 37211	Send Tax Bills To: SunTrust Plaza | 401 Commerce St., Suite 2100 | P.O. Box 305110 | Mail Code: TN-NASH-6500 | Nashville, TN | 37230-5110	Tax Information: Tax Parcel ID No. 133-16-0-229.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffery Jorgovan and Joan Jorgovan, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SunTrust Bank, Trustee of the Alessandra Villalobos SNT**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 as shown on the Plan of Indian Mound Subdivision, of record in Plat Book 5800, Page 92, 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 Jeffery Jorgovan and wife, Joan Jorgovan by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument Number 20090401-0029179, Register's Office for Davidson County, Tennessee, dated March 27, 2009, and recorded on April 1, 2009.This property is known as 4821 Blue Springs Drive, Nashville, TN 37211.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of record in Plat Book 5800, Page 92, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5935, Page 460, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Avigation Easement and Contract of record in Book 9553, Page 372, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4821 Blue Springs Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2013.

Jeffery Jorgovan

Joan Jorgovan

STATE OF Missouri)
COUNTY OF Boone)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffery Jorgovan and Joan Jorgovan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2013.

Donna S. Ellison
Notary Public

DONNA S. ELLISON
Notary Public - Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Sept. 20, 2015
Commission # 11436153

My Commission Expires:
09. 20. 2015