File No.: 01288-17690
STM Property ID: 895567
Property Address: 3880 Priest Lake Drive, 70, Nashville, TN 37217

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140001914 DEEDWARRSP
Recvd: 01/09/14 12:43 2 pgs
Fees:13.00 Taxes:187.87
20140109-0002406

STATE OF ~~VIRGINIA~~ TN
COUNTY OF ~~HENRICO~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,777.00
Barbara T. Miller
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2014.
Notary Public
MY COMMISSION EXPIRES: 8-14-17
(AFFIX SEAL)

CE TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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
BARBARA ~~Barabra~~ T. Miller	Same as new owner	136030B02500CO
(NAME)	(NAME)	
316 Lynn Drive		
(ADDRESS)	(ADDRESS)	
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 Mortgage Inc**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto ~~**Barabra T. Miller**~~ * BARBARA, 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:

A Certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 70, Building No. 27 and the garaget herewith in a Horizontal Property Regime located on the plan of Priest Lake Park Condominium Townhomes, Phase 2, as of record in Book 4675, page 145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 05/23/2013 and filed for record on 06/17/2013 in Instrument 20130617006141O, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to SunTrust Mortgage Inc, by Quitclaim Deed from Secretary of Veterans Affairs of record in Instrument no. 20140109-0002405, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4675, Page 131 and in Plat Book 4675, Page 145, said Register's Office. Rules and Regulations of record in Book 7679, Page 173, as amended in Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument 200110250116633, Instrument 200506210071262, Instrument 200602280022872, and Instrument 200602280022873, said Register's Office. Master Deed and By-Laws filed for record in Book 4651, Page 412, as amended in Book 4943, Page 692; Book 4979, Page 939 and Book 5189, Page 671; the by-laws were amended in Book 5083, Page 417; Book 8115, Page 838; Book 9089, Page 765, and Instrument 200508170097909, said Register's Office. Charter of the Homeowner's Association of record in Book 4944, Page 115, 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 3880 Priest Lake Drive, 70, Nashville, TN 37217
(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 26 day of December 2013

SunTrust Mortgage, Inc.

By:
it's: Authorized officer
Printed name: Amiem Holmes
State of ~~VIRGINIA~~ Colorado
County of ~~HENRICO~~ Denver

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Amiem Holmes (name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Auth. Officer (title) of SunTrust Mortgage, Inc. the within named bargainer, a corporation, and that, he/she as such Auth Officer (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 Auth. Officer (title).

Witness my hand and Official seal this 26 day of December, 2013

Jackie Alsalem
Notary Public
My Commission Explres: 6/11/17

JACKIE ALSALEM
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/11/2017

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

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