This Instrument prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street
Dickson, TN 37055
P14-0066-D

BILL GARRETT, Davidson County
Trans:T20140011855 DEEDWARRSP
Recvd: 02/20/14 09:42 2 pgs
Fees:13.00 Taxes:143.38
20140220-0014492

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Caryn Bjork	New Owner	
1729 Kellow Street		PARCEL ID: 081 020079.00
Nashville, TN 37208		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TriStar Bank**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Caryn Bjork** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Buena Vista Heights Addition, as of record in Book 161, Page 19, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to TriStar Bank by Substitute Trustee's Deed from Kevin J. Jones, Substitute Trustee, dated September 3, 2013 and of record in Instrument No. 20130903-0092683, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Kellow Street and an alley.

Subject to all matters shown on a plat of record in Book 161, Page 19, in the Register's Office of Davidson County, Tennessee.

Subject to an Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20060907-0110923, in the Register's Office of Davidson County, Tennessee.

May be subject to existing rents and/or leases.

This is ()UNIMPROVED

(X)IMPROVED property known as 1729 Kellow Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 17th day of February, 2014.

TriStar Bank

By: Melissa Street EVP

Melissa Street, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Melissa Street with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she as the Executive Vice President of **TriStar Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2014.

Notary Public

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$38,750.00**.

Affiant

Subscribed and sworn to before me this 18 day of February, 2014.

Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/3/2014