BILL GARRETT, Davidson County
Trans: T20140025413 DEEDWARRSP
Recvd: 04/15/14 11:02 2 pgs
Fees: 13.00 Taxes: 258.63

20140415-0031383

File No.: 01288-17401
STM Property ID: 888601
Property Address: 513 Pascal Court, Nashville, TN 37207

SPECIAL WARRANTY DEED

Aubrey S. DesPortes, Jr.
Commonwealth of Virginia
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 $69,900.00

Affiant Sarah Pisors Asst. VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/31/2016

(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
Hafed Chaloub	SunTrust Mortgage, Inc	06013013300
(NAME)	(NAME)	
1598 Crest View Drive, Apt A-15	901 Semmes Ave, RVW-5023	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Richmond, VA 23224	
(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 **Hafed Chaloub**, 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. 155, on the plan of Section Two, First Addition, Trinity Hills Village, of record in Plat Book 4460, Page 45 and 46, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Milton Bowers, Sr. by Deed from Wayne Stevens, Trustee, dated 06/12/1995 and filed for record on 06/15/1995 in Book 9701, Page 867, Register's Office for Davidson County, Tennessee.

The said Milton Bowers Sr. died testate on 4/4/2009 devising subject property to Karen Renee Bowers as evidenced by the Last Will and Testament of Milton Bowers Sr. filed in Docket No 09P725, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to SunTrust Bank by Deed from Heather D. Wood, Substitute Trustee, dated 08/29/2013 and filed for record on 09/04/2013 in Instrument 201309040092905, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4460, Page 45, Plat Book 4460, Page 46, said Register's Office. Restrictions of record in Book 4551, Page 440, said Register's Office.

Rights of tenants under any unrecorded leases.

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 513 Pascal Court, Nashville, TN 37207
(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 5th day of March, 2014.

SunTrust Bank

By: _____
It's:
Printed Name Sarah P. Berglund, VP

SUNTRUST BANK CORPORATE SEAL GEORGIA

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 3rd day of March, 2014.

_____
Notary Public
My Commission Expires: July 31, 2016

Aubrey S. DesPortes, Jr.
Commonwealth of Virginia
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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