File No.: 01288-18402
STM Property ID: 910159
Property Address: 6524 Buttercup Drive, Nashville, TN 37221

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140035443 DEEDWARRSP
Recvd: 05/21/14 10:39 2 pgs
Fees:13.00 Taxes:1221.00
20140521-0043722

STATE OF ~~Virginia~~ TN
COUNTY OF ~~Henrico~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES 5-3-2016

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
William Massey	First Bank	155-16-0-A 376.00CO
(NAME)	(NAME)	
6524 Buttercup Drive	123 N Church St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37130	
(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 **William Massey and Kelly Massey, Husband and Wife**, 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. 376, Traceside, Section 11, as shown on plat of record in Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hoiseph Greco and wife, Shawnna Greco by Deed form Centex Homes, A Nevada General Partnership, dated and filed for record on 6/4/2002 in Instrument No. 20020604-0067549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated 12/2/2013 from Brock & Scott, PLLC and filed for record on 12/4/2013 in the Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 11700, Page 59 - 61, Instrument 20009220094253, said Register's Office.
Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 9435, Page 493, as amended of record in Book 9677, Page 675, said Register's Office.
Restrictive Covenants of record in Book 11483, Page 98, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200101160004786, as amended of record in Instrument 200201110004996, as amended of record in Instrument 200201160006610, said Register's Office.
By-Laws of record in Book 9668, Page 899, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 7598, Page 747, said Register's Office.
Charter of Homeowners Association of record in Book 9668, Page 894, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 20010221-0016218, said Register's

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 6524 Buttercup Drive, Nashville, TN 37221
(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 9th day of May, 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 9th day of May, 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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