Prepared by:
Brock & Scott, PLLC
277 Mallory Station Road, Suite 115
Franklin, TN 37067

File No. 201312-0084TN

STATE OF VIRGINIA
~~COUNTY OF~~ CITY OF RICHMOND
The actual consideration or value, whichever is $70,000.00.

Affiant Sarah P. Berglund, VP

Subscribed and sworn to before me, this 11th day of June, 2014.

Aubrey S. DesPortes, Jr.
Commonwealth of Virginia
Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

Notary Public
My commission expires: July 31, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Ambrose J Lockerman & Eva Christine Campbell 3694 Alessio Road Whites Creek, TN 37189	Ambrose J Lockerman & Eva Christine Campbell 3694 Alessio Road Whites Creek, TN 37189	03800006200

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SunTrust Bank**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ambrose J. Lockerman and Eva Christine Campbell** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

The following real property situated in the County of Davidson and State of Tennessee, described as follows:

land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made March 20, 1962, by W.R. Seigenthaler, Surveyor (superseding his survey of July 21, 1961):

Beginning at a point in the northerly margin of Allessio Road at the southwest corner of the property conveyed to Edward B. McMath and wife, by deed of record in Book 3163, Page 39, Register's Office for said County, said beginning point being also 750 feet west (as measured along the northerly margin of Allessio Road) of the southeast corner of the 18.18 acre tract conveyed to E.E. McMath and wife, by deed of record in Book 2697, Page 611, said Register's Office; thence, along the northerly margin of Allessio Road, S 86 deg. 40'W 186 feet to a point; thence, leaving said Road N 3 deg. 30' W 613 feet to a point in the southerly line of the Yunker property, said point being in the center line of a creek; thence, with the center line of said creek, S 63 deg. 35' E 126.5 feet and S 88 deg. 30' E 170 feet to a point in the westerly line of the said property conveyed to Edward B. McMath and wife by said deed of record in Book 3163, Page 39; thence, with Edward B. McMath's westerly line, S 6 deg. 25' W 544 feet to the beginning, containing 3.01 acres, more or less.

Being the same property conveyed to John P. Brown, III, by Quit Claim Deed from Barbara Jean Vanatta, Executrix for the Estate of Fred James Vanatta, Sr., dated 7/25/07 and recorded 10/2/07 of record at Instrument No. 20071002-0117637, in the Register's Office for Davidson County, Tennessee.

Whereas, the holder of the debt secured has appointed Heather D. Wood as Substitute Trustee in place and stead of Jovetta Woodard and Patricia Robinson, Trustees, by appointment of record at Instrument No. 20131022-0110185, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Heather D. Wood, Substitute Trustee, dated 12/7/13 and recorded 12/10/13 of record at Instrument No. 20131210-0125156, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20140044672 DEEDWARRSP
Recvd: 06/24/14 13:33 2 pgs
Fees: 13.00 Taxes: 259.00
20140624-0055013

This property is improved property known as 3694 Alessio Road, Whites Creek, TN 37189

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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.

WITNESS my hand this 17th day of June, 2014.

SunTrust Bank

By: _____

Its: Sarah P. Berglund, VP

SUNTRUST BANK CORPORATE SEAL GEORGIA

STATE OF VIRGINIA
~~COUNTY OF~~ CITY OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah P. Berglund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of SunTrust Bank the within named bargainor, and that she is authorized by SunTrust Bank, to execute this instrument on its behalf.

Witness my hand in Richmond, Virginia, this 17th day of June, 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