File No.: 01288-19447
STM Property ID: 932601
Property Address: 3001 Hamilton Church Road, Townhome 305, Antioch, TN 37013

SPECIAL WARRANTY DEED

STATE OF Virginia
~~COUNTY OF Henrico~~ City of Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00

Affiant Sr. VP Boston

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: July 31, 2016

(AFFIX SEAL)

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

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
Burhan Rashiti	ACOPIA LLC	163040A30500CO
(NAME)	(NAME)	
3001 Hamilton Church Road, Townhome 305	3000 NORTHCREEK BLVD STE 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	GOODLETTSVILLE TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140047304 DEEDWARRSP
Recvd: 07/02/14 13:44 2 pgs
Fees:13.00 Taxes:419.21
20140702-0058358

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 **Burhan Rashiti and Lavdije Shala**;* 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:

*Husband and wife

Land in Davidson County, Tennessee, being Unit 305, on the plan of Hamilton Crossing Townhomes, a Planned Unit Development of record in Instrument No.: 200507010075731, which is filed as an amendment to the Declaration of Covenants, Conditions and Restrictions establishing Hamilton Crossings Townhomes of record in Instrument 20040212-0016945, and further amended in Instrument 200402260022076 and Instrument No. 2005003100026734, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to SunTrust Bank by Substitute Trustees Deed dated 02/24/2014 from Larry A Weissman, as Substitute Trustee dated 02/26/2014 as of record in Instrument No, 20140226-0016389, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200402120016945, as amended of record in Instrument 200402260022076, Instrument 200503100026734, and Instrument 200507010075731, said Register's Office.

By-Laws of record in Instrument 200402120016946, said Register's Office.

Grant of Anchor Easement of record in Book 10319, Page 987, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200307310108672, 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 3001 Hamilton Church Road, Townhome 305, Antioch, TN 37013
(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 13th day of May, 2014.

SunTrust Bank

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

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 13th 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
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