File No.: 01288-18477
STM Property ID: 911405
Property Address: 1908 18th Avenue S, Nashville, TN 37212

SPECIAL WARRANTY DEED

DEAN LIVERMAN NOTARY PUBLIC REG # 7509255 MY COMMISSION EXPIRES 11/30/2015 COMMONWEALTH OF VIRGINIA

STATE OF VIRGINIA
~~COUNTY~~ CITY OF ~~Henrico~~ RICHMOND
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00 other

9/8/14 Shaundra Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH day of SEPTEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 11/30/2015
(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
Tip Top Trust, Chad A. Lautt, Trustee	Sumner Bank & Trust	10412024200
(NAME)	(NAME)	
125 Public Square	240 W Broadway	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140068659 DEEDWARRSP
Recvd: 09/15/14 11:44 2 pgs
Fees:13.00 Taxes:2590.00
20140915-0084235

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 **Chad A Lautt, Trustee of the Tip Top Trust**, 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. 81, on the Plan Of The Belmont Park Co's Addition, as of record in Plat Book 57, Page 156, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed dated 12/4/2013 from Brock & Scott, PLLC as Substitute Trustee, filed for record on 12/6/2013 in Instrument No. 20131206-0124448, in the Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 57, Page 156, said Register's Office.

Restrictive Covenant for Mother-in-Law Apartment of record in Instrument 200407300091508, 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 1908 18th Avenue S, Nashville, TN 37212
(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 8th day of September, 2014.

SunTrust Bank Shaundra Hunt Officer

Shaundra Hunt

State of VIRGINIA
~~County~~ of ~~Henrico~~
City RICHMOND City

Before me the undersigned, a Notary Public within and for the State and ~~County~~ aforesaid, personally appeared SHAUNDRA HUNT (name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the OFFICER (title) of SunTrust Bank the within named bargainer, a corporation, and that, he/she as such OFFICER (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 OFFICER (title).

Witness my hand and Official seal this 8TH day of SEPTEMBER, 2014.

Notary Public
My Commission Expires: 11/30/2015

DEAN LIVERMAN NOTARY PUBLIC REG # 7509255 MY COMMISSION EXPIRES 11/30/2015 COMMONWEALTH OF VIRGINIA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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SUNTRUST BANK CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA