File No.: 01288-17734
STM Property ID: 896465
Property Address: 5409 Sassafras Place, Brentwood, TN 37027

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078070 DEEDWARRSP
Recvd: 10/16/14 12:21 2 pgs
Fees:13.00 Taxes:1776.00
20141016-0095647

STATE OF Virginia
COUNTY OF Henrico
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of October, 2014.

Notary Public TAMMI S THOMAS

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094037939
MY COMMISSION EXPIRES NOVEMBER 19, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 109, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey M. Beeler	Mortgage Investors Group	14513003400
(NAME)	(NAME)	
5409 Sassafras Place	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville, TN 37923	
(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, **Wells Fargo Bank NA Successor by Merger to Wachovia Bank NA**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffrey M. Beeler and wife Brantley B. Beeler**, 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. 1, on the Plan of the Resubdivision of Lot 3 as shown on the Plat of the Resub. of Lots 3 and 4, Sassafras, of record in Plat 6200, Page 679, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wells Fargo Bank NA successor by merger to Wachovia Bank NA by Deed from Brock & Scott PLLC, Substitute Trustee, dated 10/15/2013 and filed for record on 10/17/2013 in Instrument 201310170108551, as corrected in Instrument No. 20131108-0115974, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6200, Page 679, said Register's Office.

Restrictions and Private Road Agreement of record in Book 5304, Page 836, 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 5409 Sassafras Place, Brentwood, TN 37027
(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 9 day of October, 2014.

Wells ~~Fargo~~ Bank NA Successor by Merger to Wachovia Bank NA
By: SunTrust Mortgage, a Virginia Corporation as it's attorney in fact

By: Dackie Absalem
It's: VP
Printed Name: Dackie Absalem

State of ~~Virginia~~ Colorado
County of ~~Henrico~~ Denver

Personally appeared before me the undersigned, a notary public in and for said County and State, the within named Dackie Absalem with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is the VP of SunTrust Mortgage, Inc., a Virginia Corporation and that he/she is the Attorney in Fact for Wells Fargo Bank NA Successor by Merger to Wachovia Bank NA and that he/she is authorized Wells Fargo Bank NA Successor by Merger to Wachovia Bank NA to execute this instrument on it's behalf.

Witness my hand and official seal this 9 day of October, 2014.

Tammi S Thomas
Notary Public
My Commission Expires:

TAMMI S THOMAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094037939
MY COMMISSION EXPIRES NOVEMBER 19, 2017

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

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RETURN TO:
stewart title®
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Suite 100
Mt. Juliet, TN 37122