Davidson County	DEEDWARRSP
Recvd: 11/25/14 13:56	3 pgs
Fees:18.00 Taxes:610.13	
20141125-0108774	

File No.: 01288-21605
STM Property ID: 976313
Property Address: 1503 Tolkien Lane, Nashville, TN 37211

SPECIAL WARRANTY DEED

STATE OF Virginia
City of Henrico
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ALICIA KNAPP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074037042
MY COMMISSION EXPIRES AUGUST 07, 2018

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
Jenna M. McCarty	DAS Acquisition Co, LLC	173090A39700CO
(NAME)	(NAME)	
1503 Tolkien Lane	12140 Woodcrest Exec. Ste	150
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	St. Louis, MO 63141	
(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, **US Bank National Association as Trustee, successor in interest to Wachovia Bank NA as Trustee for BAFC SALT 2005-1-F**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jenna M. McCarty, a single person**, 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. 331, as shown on the plan of Lenox Village, Phase Five, of record as Instrument No. 200501200007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to US Bank National Association, as Trustee, successor in interest to Wachovia Bank NA as Trustee for BAFC SALT 2005-1F by Substitute Trustee's Deed dated 7/14/2014 from Brock & Scott, PLLC as Substitute Trustee on 7/16/2014 of record in Instrument No. 20140716-0062715, in the Register's Office doe Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200501200007427, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200203150032826, as amended of record in Instrument 200405260062220, said Register's Office.
Master Deed of record in Instrument 200203150032825, as amended of record in Instrument 200405260062221, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200109180100849 and Instrument 200109180100851, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200403050025146, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200204120045831, 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 1503 Tolkien Lane, Nashville, TN 37211
(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 24th day of November, 2014.

US Bank National Association, as Trustee, successor in interest to Wachovia Bank NA as Trustee
for BAFC SALT 2005-1F, By SunTrust Mortgage Inc, as it's Attorney in Fact

By: Jackie Alsalem
Printed Name: Jackie Alsalem

state of Virginia Colorado
City of Henrico Denver

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jackie Alsalem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Authorized Signer of SunTrust Mortgage, Inc. and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for US Bank National Association, as Trustee, successor in interest to Wachovia Bank NA as Trustee for BAFC SALT 2005-1F to execute this instrument on its behalf.

Witness my hand at office this 21 day of November, 2014.

Commission expires:

Alicia Knapp
Notary Public

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

ALICIA KNAPP
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074037042
MY COMMISSION EXPIRES AUGUST 07, 2018

File No.: 01288-21605
STM Property ID: 976313
Property Address: 1503 Tolkien Lane, Nashville, TN 37211

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

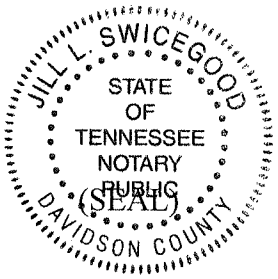
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18