File No.: 01288-25049
STM Property ID: PAM 1058123
Property Address: 922 Spain Avenue, Nashville, TN 37216

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150032716 DEEDWARRSP
Recvd: 04/30/15 09:33 2 pgs
Fees: 13.00 Taxes: 558.70
20150430-0038631

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Williamson~~ Denver
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2015.

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

Notary Public

MY COMMISSION EXPIRES:

(SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas R. Galbierz	Thomas R. Galbierz	07209016300
(NAME)	(NAME)	
615 Post Oak Circle	615 Post Oak Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **SunTrust Mortgage, Inc**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Thomas R. Galbierz**, 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 the westerly half of Lot No. 34 on the Map of of Bush Spain's Subdivision, of record in Plat Book 161, Page 129, said Register's Office. Said part of said lot fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Gina Haining by Warranty Deed dated 05/25/2007 from Carlos Johnson, unmarried of record in Instrument 200706070068489, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Haining and wife, Gina Haining by Quit Claim Deed dated 07/24/2007 from Gina Haining of record in Instrument 200708230101121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustees Deed dated 01/31/2013 from Nationwide Trustee Services, Inc., Substitute Trustee of record in Instrument 201302210017330, Register's Office for Davidson County, Tennessee. Affidavit of Correction in Instrument 201411240108033, said Register's Office.

Being the same property conveyed to Suntrust Mortgage, Inc. by Quitclaim Deed from Federal National Mortgage Association dated 03/25/2015 of record in Instrument 20150325-0025758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per Plat Book 161, Page 129, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

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 922 Spain Avenue, Nashville, TN 37216
(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 16th day of April, 2015.

SunTrust Mortgage, Inc.
By: Jackie Absalem
Its: Jackie Absalem
Printed name: VP

State of Colorado
County of Denver

Personally appeared before me, a notary public in and for the state and county aforementioned, Jackie Absalem (name of person signing) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be VP (title) of SunTrust Mortgage, Inc and that he/she/they as such VP (title) executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as VP (title).

WITNESS my hand and seal this 16th day of April, 2015.

Tammi S Thomas
Notary Public Tammi S Thomas
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
121 First Avenue South, Ste 200
Franklin, TN 37064

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