BILL GARRETT, Davidson County
Trans: T20150067048 DEEDWARRSP
Recvd: 08/12/15 10:22 2 pgs
Fees: 13.00 Taxes: 600.33

20150812-0080629

File No.: 01288-24656
STM Property ID: PAM #1049211
Property Address: 3104 Deercreek Trail S, Nashville, TN 37217

Policy

SPECIAL WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-24656

STATE OF Colorado
COUNTY OF Denver
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of March, 2015

Notary Public

MY COMMISSION EXPIRES:

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

(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
Mosa T. Gabra	Pinnacle Bank	135100C09800CO
(NAME)	(NAME)	
3104 Deercreek Trail S	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37201	
(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 **Mosa T. Gabra and Samea E. Gabra, joint tenants**, 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:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Ransom Park, Section Four, of record in Instrument No. 20040323-0032419, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Christopher L. Tatum, Sr. and wife, Linda F. Tatum by Warranty Deed dated 01/28/2005 from Fischer & Ford Group, LLC of record in Instrument 200502010011917, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Federal National Mortgage Association by Substitute Trustees Deed dated 10/29/2013 from Arnold M. Weiss, substitute trustee of record in Instrument 201311120116760, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to SunTrust Mortgage, Inc. by Quit Claim Deed dated 01/06/2015 from Federal National Mortgage Association of record in Instrument 201501120002718, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200403230032419. (2) Declaration of Use Restrictions for the Residential Portions of Ransom Park of record in Instrument 200007250073496. (3) Declaration of Covenants, Conditions and Restrictions for the Residential Portions of Ransom Park of record in Instrument 200110100110579. (4) All matters set out in document including but not limited to an Easement of record in Book 1237, Page 110, of record in Book 2649, Page 593 and of record in Book 2905, Page 509. (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument 200012130122751 and of record in Instrument 20030221002333. (6) Stormwater Detention Agreement of record in Instrument 200102060011474, of record in Instrument 200104240040292 and of record in Instrument 200107240078014. (7) Charter of record in Instrument 200812100119250, 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 3104 Deercreek Trail S, Nashville, TN 37217
(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 26 day of March, 2015

SunTrust Mortgage, Inc.

By: Jackie Alsalem
Its: VP
Printed Name: Jackie Alsalem

State of Colorado
County of Denver

Personally appeared before me, a notary public in and for the state and county aforementioned, Jackie Alsalem (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 26 day of March, 2015

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

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