BILL GARRETT, Davidson County
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Fees:13.00 Taxes:314.50
20160314-0023972

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026562** **KIMBERLY T. VAUGHN** Notary Public Davidson Co., North Carolina My Commission Expires April 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $85,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2016. Notary Public My Commission Expires: April 2, 2018

SPECIAL WARRANTY DEED

Address New Owner: Sarah Rose Jones 111 Alhambra Cir Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 06012008700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Branch Banking and Trust Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Rose Jones, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Lot No. 50 of Map of Capitol View Subdivision, according to plat and survey of record in Plat Book 974 (in prior conveyances, Plat was erroneously referred to as Book 374), Page 53, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.

Being the same property conveyed by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Secretary of Housing and Urban Development, Washington, D.C., as recorded on the 19th day of December, 2013 in Instrument No. 20131219-0128318 and Quitclaim Deed from Secretary of Housing and Urban Development to Branch Banking and Trust Company, as recorded on the 1st day of May, 2014 in Instrument No. 20140501-0036721, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAPITOL VIEW SUBDIVISION, as recorded in Plat Book 974, Page(s) 53.

This is improved property located at 111 Alhambra Cir Nashville TN 37207-3421

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth above. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2016.

Branch Banking and Trust Company

By: Cedric K. Lash
Cedric K. Lash, Assistant Vice President



North Carolina
STATE OF ~~TENNESSEE~~)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cedric K. Lash, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Assistant Vice President of Branch Banking and Trust Company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 9th day of March 2016.

Kimberly T. Vaughn
Notary Public

My Commission Expires: April 2, 2018

KIMBERLY T. VAUGHN
Notary Public
Davidson Co., North Carolina
My Commission Expires April 2, 2018