BILL GARRETT, Davidson County
Trans: T20160042103 DEEDWARRSP
Recvd: 05/19/16 10:34 2 pgs
Fees: 13.00 Taxes: 369.63

20160519-0050152

POLICY

File No.: 01288-30013
STM Property ID: PAM 1160357
Property Address: 1100 Oakway Court, Nashville, TN 37214

SPECIAL WARRANTY DEED

Notary Public
Emma D Shaner
684271
Commission Expires
July 13, 2019
State of Utah

STATE OF UTAH
COUNTY OF SALT LAKE
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,901.00

Affiant DAVID FRANCE, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/13/19

(AFFIX 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
Abdiweli Jama	Abdiweli Jama	108-16-0-306.00
(NAME)	(NAME)	
1100 Oakway Court	100 Antioch Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37211	
(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 **Abdiweli Jama**, 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:

Being Lot No. 55-B, Zone Lot Division, Lots Nos. 53, 55, 70, 71, 72, 73 and 74, Percy Priest Woods, Rev. Section III, of record in Plat Book 6250, Page 583, amending Plat Book 5200, Page 789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Belinda D. Phelps, unmarried by Warranty Deed dated 12/19/2007 from Charles Mark Caruth and wife, Dena H. Caruth of record in Instrument 200712210146474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development by Substitute Trustees Deed dated 06/10/2014 from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument 201406170052583, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SunTrust Mortgage, Inc. by Quit Claim Deed dated 07/29/2015 from Secretary of Housing and Urban Development of record in Instrument 201508030076472, Register's Office for Davidson County, Tennessee.

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 1100 Oakway Court, Nashville, TN 37214
(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 11th day of May, 2016.

SunTrust Mortgage, Inc.

By: DAVID FRANCIS
It's: VICE PRESIDENT

State of UTAH
County of SALT LAKE

Personally appeared before me, a notary public in and for the state and county aforementioned, DAVID FRANCIS (name) 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 VICE PRESIDENT (title) of SunTrust Mortgage, Inc. and that he/she/they as such VICE PRESIDENT (title) executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as VICE PRESIDENT (title).

WITNESS my hand and seal this 11th day of May, 2016.

Notary Public Emma D Shaner
My Commission Expires: 7/13/19

Notary Public
Emma D Shaner
684271
Commission Expires
July 13, 2019
State of Utah

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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