File No.: 01288-29276
STM Property ID: 0045671773
Property Address: 4328 Central Pike, Hermitage, TN 37076

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29276 Doucy DLS

SPECIAL WARRANTY DEED

Aubrey S. DesPortes, Jr.
Commonwealth of Virginia
Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

STATE OF VIRGINIA
~~COUNTY OF~~ CITY OF RICHMOND
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,196.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: July 31, 2016

(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
Tatjana Stoljarova	Tatjana Stoljarova	087-00-0-116.00
(NAME)	(NAME)	
4328 Central Pike	4328 Central Pike	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 Bank**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tatjana Stoljarova**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, and described according to a survey by John Kohl, surveyor, dated February 1, 1974, as follows:

Beginning at a point in the southerly right-of-way of Central Pike, said point being 517 feet, more or less, from the central line extended of Melvin Road; thence South 1°30' West 150.25 feet to an iron pin; thence South 85° 40' West 258.5 feet to an iron pin; thence North 2°29' East 180.0 feet to an iron pin in the southerly margin of the Central Pike right-of-way; thence South 87°43' East with said right-of-way 254.0 feet to the beginning and containing 0.968 acres, more or less.

Being the same property conveyed to Perry William Lindsey, and wife, Carolyn G. Lindsey by Warranty Deed dated 06/25/1999 from Marjorie M. Gannon, unmarried of record in Book 11552, Page 438, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Tax Sale to G CO Investments, LLC as evidenced by Final Decree Confirming Sale dated 09/16/2013 of record in Instrument 201310010102912, and subsequently redeemed by Perry William Lindsey and Carolyn G. Lindsey by Decree for Redemption dated 04/11/2014 from Cristi Scott, Clerk & Master of record in Instrument 201405300046574, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Brock & Scott PLLC, as Substitute Trustee, dated 12/04/2015, recorded 12/09/2015 of record in Instrument No. 20151209-0123885, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160055899 DEEDWARRSP
Recvd: 06/30/16 11:19 2 pgs
Fees:13.00 Taxes:452.13
20160630-0066941

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 4328 Central Pike, Hermitage, TN 37076
(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), 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), assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 17th day of May, 2016.

SunTrust Bank

By: Ryan H. Quinn, Esq.
It's: Vice President

State of Virginia
~~County of~~ City of Richmond

Personally appeared before me, a notary public in and for the state and county aforementioned, Ryan H. Quinn (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 Bank 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 17th day of May, 2016.

Notary Public Aubrey S. DesPortes, Jr.
My Commission Expires: July 31, 2016

Aubrey S. DesPortes, Jr.
Commonwealth of Virginia
Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

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COMMONWEALTH OF VIRGINIA SUNTRUST BANK CORPORATE SEAL