Davidson County	DEEDWARRSP
Recvd: 08/31/17 15:06	3 pgs
Fees:18.00 Taxes:740.00	
20170831-0089812	

File No.: 01288-37925
STM Property ID: 103555
Property Address: 212 Solness Avenue, Nashville, TN 37218

SPECIAL WARRANTY DEED

DEAN LIVERMAN
Notary Public
Commonwealth of Virginia
7509255
My Commission Expires Nov 30, 2019

STATE OF VIRGINIA
~~COUNTY~~ CITY OF RICHMOND
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/30/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Wood	Legacy Home Loans, LLC	049-09-OA-021.00
(NAME)	(NAME)	
212 Solness Avenue	8119 Isabella Lane, S-105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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, **Sun Trust Bank**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon Wood**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

* A SINGLE PERSON

Land in Davidson County, Tennessee, being Lot 21 on the Plan of Final Plat for Creekside Subdivision, of record in Instrument No. 20040122-0008741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SunTrust Bank by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee, dated May 23, 2017 and recorded May 31, 2017 of record in Instrument No. 20170531-0053758, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2017 and subsequent years, a lien not yet due and 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 212 Solness Avenue, Nashville, TN 37218
(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), his 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), his 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 25th day of August, 2017.

SunTrust Bank

By: Tomar Hill
Its Assistant Vice President

State of Virginia
County of Richmond City

Personally appeared before me the undersigned, a notary public in and for said ~~County~~ and State, the within named TOMAR HILL (name of person signing) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is the AVP (title) of SunTrust Bank, and that he/she is authorized by SunTrust Bank, to execute this instrument on its behalf.

Witness my hand and official seal this 25th day of August, 2017

~~Notary Public~~
My Commission Expires:

DEAN LIVERMAN
Notary Public
Commonwealth of Virginia
7509255
My Commission Expires Nov 30, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

File No.: 01288-37925
STM Property ID: 103555
Property Address: 212 Solness Avenue, Nashville, TN 37218

TRUE COPY CERTIFICATION

I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

