Bill Garrett Davidson County
Batch# 76249 DEEDWARRSP
04/04/2018 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,518.70
20180404-0031624

File No.: 01288-40746
STM Property ID: 103751
Property Address: 740 Darden Place, Nashville, TN 37205

SPECIAL WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $951,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(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
Stephen C. Scarpero	Stephen C. Scarpero	115 04 0 083.00
(NAME)	(NAME)	
740 Darden Place	740 Darden Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 **Stephen C. Scarpero and Harriette Scarpero, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot 166 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Plat Book 2331, Page 27, 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 Deed in Lieu of Forclosure by Steven P. Scoville and wife, Brenda Scoville dated 09/25/2017 and recorded 11/01/2017 in Instrument No. 20171101-0111826 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 740 Darden Place, Nashville, TN 37205
(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 27 day of March, 2018.

SunTrust Bank

By: Tomar Hill

Its: ~~Tomar Hill~~
Assistant Vice President

State of VIRGINIA
~~County~~ of RICHMOND
City

Personally appeared before me the undersigned, a notary public in and for said ~~County~~ City 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 ASST. VICE PRESIDENT (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 27TH day of MARCH, 2018.

Notary Public
My Commission Expires: 11/30/2019

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.: 01288-40746
STM Property ID: 1387577
Property Address: 740 Darden Place, Nashville, TN 37205

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of Tennessee

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

