Karen Johnson Davidson County
Batch# 284400 DEEDWARRSP
09/11/2019 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,902.28
20190911-0092066

This instrument prepared by:
BC LAW FIRM, P.A.
10 SE CENTRAL PKWY, STE 325
STUART, FL 34994

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT HARRIS, III AND KATE HARRIS,	ANGEL OAK HOME LOANS LLC	**158040A12500CO**
1 BRECKENRIDGE	980 HAMMOND DR STE 200	
NASHVILLE, TN 37215	ATLANTA GA 30328	

FOR AND IN CONSIDERATION of **$784,400.00**, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ROBERT HARRIS, III AND KATE HARRIS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to **SUNTRUST BANK** by **Deed in Lieu of Foreclosure** recorded on **11/07/2018** at as Instrument No. **20181107-0110192** in the Register's Office of **DAVIDSON** County, Tennessee.

Property known as: **1 BRECKENRIDGE, NASHVILLE, TN 37215.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

Witness our hand this 9/9/19 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SUNTRUST BANK

By: Tomar Hill

Name: Tomar Hill

Title: Assistant Vice President

STATE OF ~~TENNESSEE~~ VIRGINIA)

~~COUNTY~~ CITY OF RICHMOND)

The foregoing instrument was acknowledged before me this 9TH day of SEPTEMBER, 2019, by TOMAR HILL, who is personally known to me (or satisfactorily proven) to be the ASST. VICE PRESIDENT of SUNTRUST the GRANTOR herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

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

Notary Public

My Commission Expires: 11/30/2019

COMMONWEALTH OF VIRGINIA SUNTRUST BANK CORPORATE SEAL

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $$ 784,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

9/9/19
Signature of Affiant DEAN LIVERMAN, OFFICER

STATE OF Virginia
~~COUNTY~~ City OF Richmond

Sworn to before me this 9th day of September, 20 19.

Notary Public
My Commission Expires:

SHAUNDRA HUNT
Notary Public
Commonwealth of Virginia
Registration No. 7071683
My Commission Expires Jun 30, 2021

Name and address for person(s) responsible for taxes:
ROBERT HARRIS, III AND KATE HARRIS
1 BRECKENRIDGE
NASHVILLE, TN 37215

Name and Address of property owner:
ROBERT HARRIS, III AND KATE HARRIS
1 BRECKENRIDGE
NASHVILLE, TN 37215

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No 67, on the Plan of Minor Revision Lots 60 and 67, Section Three, Otterwood, of record in Plat Book 8250, Page 762, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020