


File Number: 16-14394
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223


Doc ID: 004934770003 Type: DEE
Recorded: 01/30/2017 at 12:46:14 PM
Receipt#: 2017-00000567
Page 1 of 3
Fees: \$17.00 Tax: \$30.00
Christian County, KY
Michael Kem County Clerk
BK **731** PG **7-9**

SPECIAL WARRANTY DEED

THIS DEED, made this 30 day of January, 2017, by and between SunTrust Mortgage, Inc., Grantor(s) whose mailing address is 901 Semmes Ave, 6th Floor, Richmond, VA 23224 and Mollie Spain, _____, Grantee, whose mailing and **Grantee in-care-of tax mailing address is:** 233 Hillwood Circle Hopkinsville KY 42240.

WITNESSETH: That, for a valuable consideration in the amount of \$30,000.00, the receipt of which is hereby acknowledged, Grantor(s) hereby conveys unto, Grantee, in fee simple, with covenant of Special Warranty, the following described property in Christian County, Kentucky, to wit:

Property Address: 414 Pacific Ave, Oak Grove, KY 42262

All that certain lot or parcel of land situate in the **County of Christian**, Commonwealth of Kentucky, and being more particularly described as follows:

Being Lot No. 414, on the Plan of Golden Pond Estates, as shown by Plat Cabinet 4, File 179, and the final revised and corrected plat of Golden Pond Estates of record in Plat Cabinet 4, File 186, and the Revision of Golden Pond Estates of record in Plat Cabinet 4, File 258, Clerk's Office for Christian County, Kentucky, to which reference is made for a complete description.

Subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Misc. Book 37, Page 459, Misc. Book 38, Page 552, Christian County Clerk. Also subject to easements of record in Misc. Book 36, Page 5, Misc. Book 36, Page 17 and Misc. Book 35, Page 638.

Being the same property conveyed to the SunTrust Mortgage, Inc., by Quit Claim Deed dated August 1, 2016 and of record in Book 731, Page 4, in the Office of the Christian County Clerk.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and real estate taxes not yet due and payable, during Grantor's ownership only.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2017, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee does hereby assume and agree to pay.

Delivered to David Catthoff
JAN 31 2017 20

IN TESTIMONY WHEREOF, WITNESS the signatures of the Grantor(s) and Grantee.

GRANTOR(S)

SunTrust Mortgage, Inc.

Tomar Hill

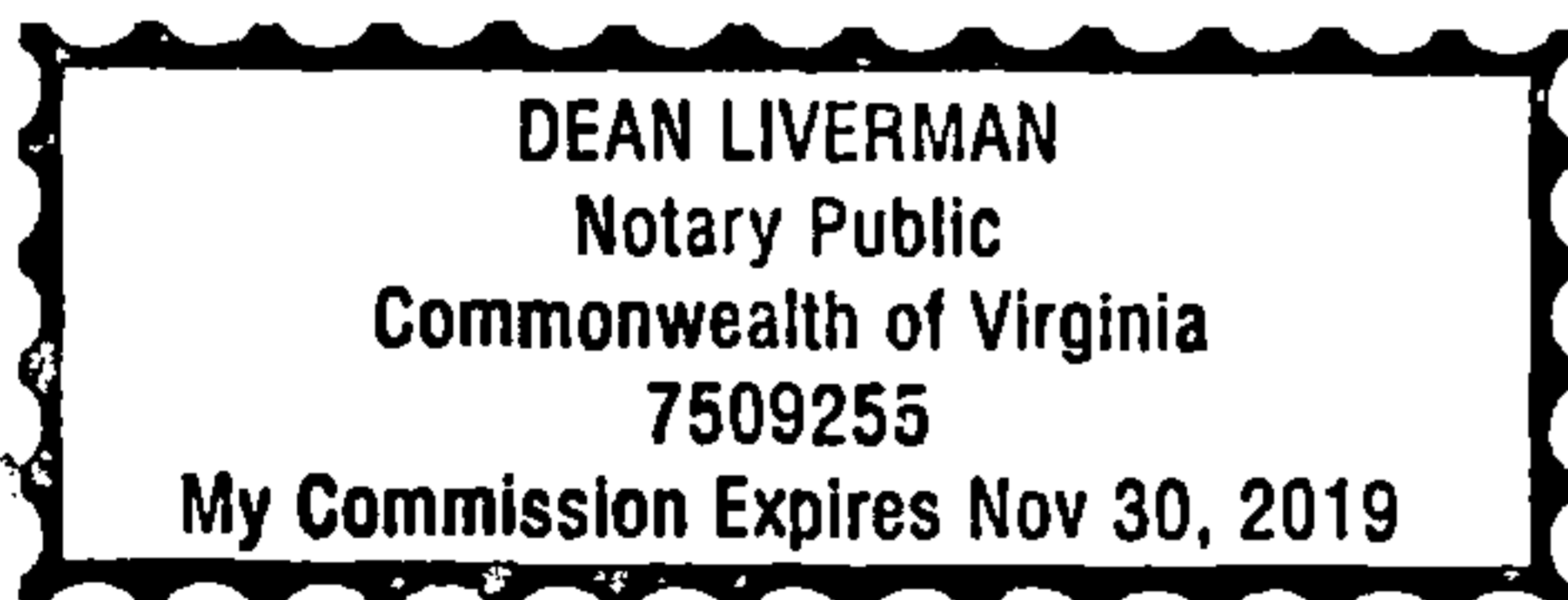
By: **Tomar Hill**
Title: **Assistant Vice President**

STATE OF VIRGINIA
CITY RICHMOND
COUNTY OF RICHMOND

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 18th day of JANUARY, 2017 by TOMAR HILL as ASST. VICE PRESIDENT of SunTrust Mortgage, Inc., Grantor(s).

[Signature]
Notary Public

My Commission Expires: 11/30/2019



GRANTEE

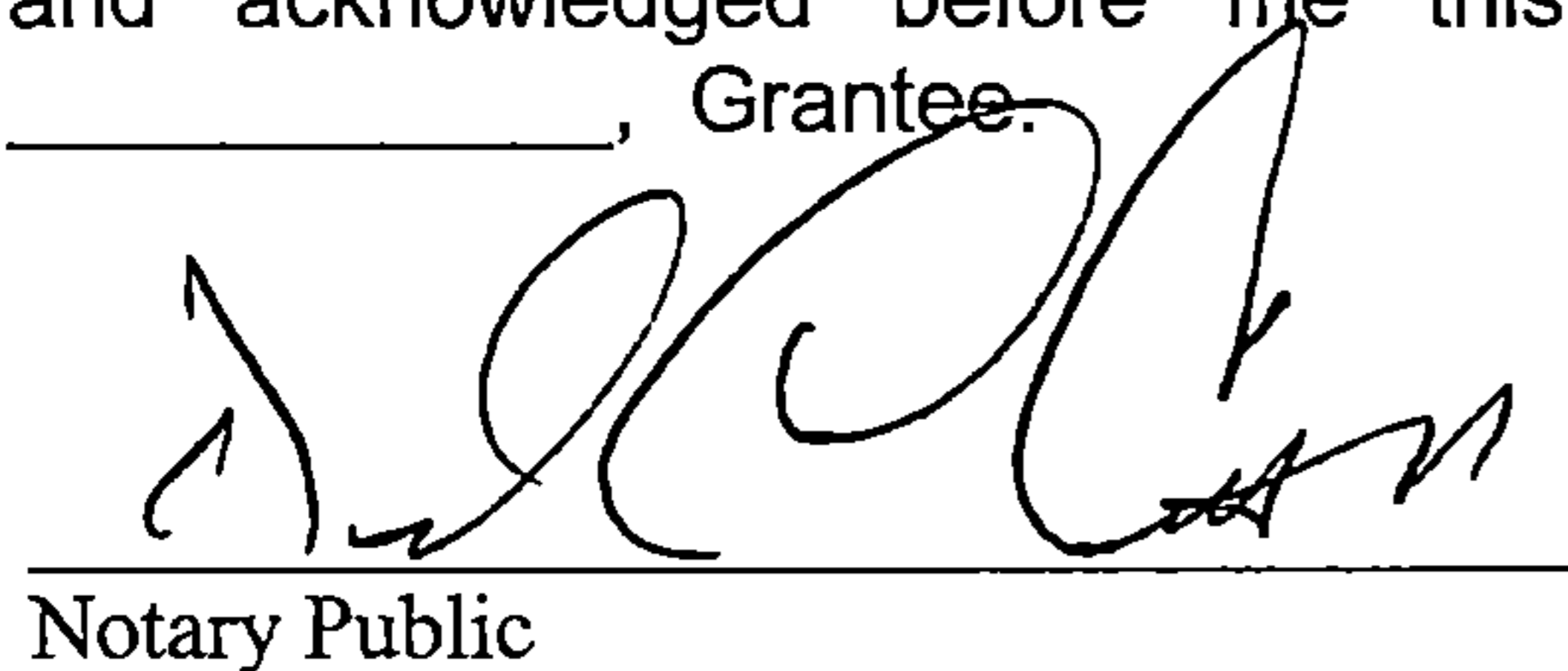

Mollie Spain

STATE OF KENTUCKY,

COUNTY OF

Christian

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 30 day of January, 2017 by Mollie Spain, _____, Grantee.


Notary Public

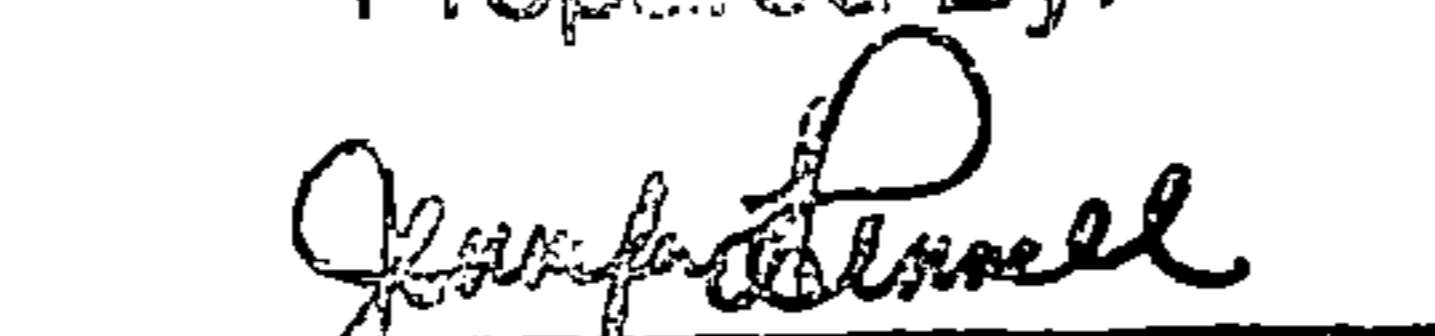
My Commission Expires:

10/22/2020

DAVID L. COTTHOFF
ID NO. 565668
NOTARY PUBLIC-NOTARY SEAL
STATE AT LARGE, KENTUCKY

MY COMMISSION EXPIRES 10-22-2020

Prepared By:


Jennifer L. Pennell
US Title
109 Daventry Lane
Louisville, KY 40223