



2013022290 00090

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$25.00

PRESENTED & RECORDED:
05-16-2013 11:44:35 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3123
PG: 1453-1455

This instrument drafted by:	Darren S. Cranfill Attorney at Law, PLLC
After recording, mail to:	Grantee: P. O. Box 5536 Winston-Salem, NC 27113
Not Grantors Primary Residence	Property Address: 365 Dixie Broadway Winston-Salem, NC 27127 Grantors Address: 150 S. Stratford Road Winston-Salem, NC 27103

#100

Parcel Number: 6834-69-1149.00 – Revenue Stamps: \$25.00

NORTH CAROLINA SPECIAL WARRANTY DEED

This deed, made this the 15th day of May, 2013, by **BRANCH BANKING AND TRUST COMPANY** ("Grantor") to **TRIAD REAL ESTATE INVESTMENTS, LLC** ("Grantee").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantees, their heirs and assigns, in fee simple, a tract or parcel of land in the County of **FORSYTH** and State of North Carolina, described as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

The Designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and its heirs and assigns forever.

And the said Grantor does covenant that it has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the said title to the same against the claims of all persons claiming by, under or through Grantor, except for the exception hereinafter stated.

SUBJECT, HOWEVER, to easements and restrictions of record and property taxes for 2013 and subsequent years as they become due and payable.

In Testimony Whereof, the said corporate Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers and by authority of its Board of Directors, the day and year first above written.

BRANCH BANKING AND TRUST COMPANY
By: [Signature] (SEAL)
JAMES L. GARRETT, AV President

STATE OF North Carolina - COUNTY OF Davidson

I, Kimberly T. Vaughn, the undersigned, a Notary Public of Davidson County, North Carolina, do hereby certify that James L. Garretts III personally came before me this day and acknowledged that he/she is Asst V, President of BRANCH BANKING AND TRUST COMPANY and that he/she as Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 15 day of May, 2013.

SEAL/STAMP

KIMBERLY T VAUGHN
Notary Public
Davidson Co., North Carolina
My Commission Expires April 2, 2018

[Signature]
NOTARY PUBLIC

Kimberly T. Vaughn
Printed Name of Notary Public

My commission expires: April 2, 2018

EXHIBIT "A"

BEING KNOWN AND DESIGNATED AS LOT 37 AND 38 ON THE MAP OF DIXIE HEIGHTS RECORDED IN PLAT BOOK 3, PAGE 17, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

BEING THE SAME PARCEL OF LAND AS DESCRIBED IN DEED BOOK 1993, PAGE 3710, FORSYTH COUNTY REGISTRY.