

**2014030163 00017**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$175.00**

PRESENTED &amp; RECORDED

08/20/2014 09:49:52 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3193****PG: 103 - 104****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$175.00

Parcel Identifier No. **6846-75-0187.00**

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Mail after recording to GRANTEE

This instrument was prepared by Foodman Hunter &amp; Karres, PLLC

#2014078263 (BridgeTrust Title)

Brief Description for the index

M&amp;B Shaftesbury Lane

THIS DEED made this \_\_\_\_\_ day of AUGUST, 2014 by and between

**GRANTOR**BRANCH BANKING AND TRUST COMPANY,  
a North Carolina banking corporation150 S. Stratford Road  
Winston-Salem NC 27104**GRANTEE**CONREX RESIDENTIAL PROPERTY  
GROUP 2013-1, LLC, a South Carolina  
limited liability companyMailing address: 3 Cordes Street  
Charleston SC 29401  
Property address: 3196 Shaftesbury Lane  
Winston-Salem NC 27105

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

**EXHIBIT NOT ATTACHED AT RECORDING**

This property does not contain the primary residence of Grantor.

Submitted electronically by "Foodman Hunter & Karres, PLLC-Sikes"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3162 Page 737 Forsyth County Public Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: Ad Valorem taxes for 2014 which Grantee assumes and easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BRANCH BANKING AND TRUST COMPANY, a  
North Carolina banking corporation

By: Jack Galusha

Jack Galusha, Vice President

STATE OF North Carolina COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Jack Galusha personally came before me this day and acknowledged that he is Vice President of BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation, and that by authority duly given and as the act of such entity, the foregoing instrument was signed in its name on its behalf as its act and deed. Witness my hand and official stamp or seal on August 14, 2014.

My commission expires: April 2, 2018

Kimberly T. Vaughn  
Notary Public

(SEAL)

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