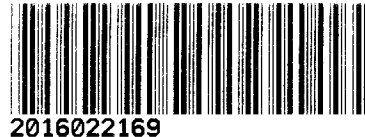


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2016 JUL 06 11:12:22 AM
 BK: 7969 PG: 137-139
 DEED
 FEE: \$26.00
 EXCISE TAX: \$1,550.00
 INSTRUMENT # 2016022169
 SMMARSH



Excise Tax: **\$1,550.00**

Tax Lot No.: 157930 and 207176

Prepared by: Williams Mullen, P.O. Box 1000, Raleigh, North Carolina 27602, Attn. Ronald Rogers

Return to: First American Title Insurance Co.
 Six Concourse Parkway, Suite 2000
 Atlanta, GA 30328

Brief Description for the Index: (Parcel One) 0.900 acres, Plat Book 170, Page 398 and Plat Book 171, Page 01; and (Parcel Two) 1.071 acres, Plat Book 147, Pages 133, 135 and 137, Durham County, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28 day of June, 2016, by and between:

GRANTOR	GRANTEE
<p>SUNTRUST BANK, a Georgia banking corporation, as successor by merger to NATIONAL BANK OF COMMERCE and CENTRAL CAROLINA BANK AND TRUST COMPANY</p> <p>With a mailing address of: 919 E. Main Street, 14th Floor Richmond, Virginia 23219 Attn: Corporate Real Estate</p>	<p>M&T DEVELOPMENT, LLC, a Georgia limited liability company</p> <p>With a mailing address of: 1040 Founder's Boulevard, Suite 100 Athens, Georgia 30606 Attn: Tony D. Townley</p>
<p>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.</p>	

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 those certain lots or parcels of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

Parcel One:

BEING all of that certain tract or parcel of land designated as "0.900 Acres To Be Conveyed To SunTrust Bank," containing 0.900 acres ("Property"), as shown on plat of survey recorded in Plat Book 170, Page 398 and Plat Book 171, Page 01, Durham County Registry ("Plat"), which Plat is referenced for a more particular description.

Parcel Two:

BEING all of that certain tract or parcel of land designated as New Tract "A," containing 1.071 acres, according to plat of survey entitled "Recombination and Final Plat, Petula Associates, Ltd. & Principal Life Insurance Company, Triangle Township, Durham Co., North Carolina" dated November 23, 1999, last revised May 4, 2000, prepared by Jerry W. Davis, Professional Land Surveyor, of The John R. McAdams Company, Inc. and recorded in Plat Book 147, Pages 133, 135 and 137, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2940, Page 838 and Deed Book 5131, Page 399, Durham County 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.

The property herein conveyed does not include the primary residence of Grantor.

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, except for the exceptions hereinafter stated.

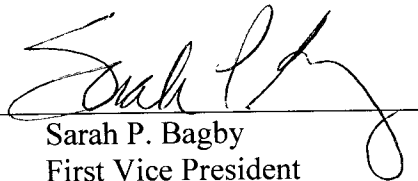
Title to the property hereinabove described is subject to the following exceptions:

1. All easements, covenants, conditions, restrictions and other matters of record.
2. The lien of the ad valorem taxes for the current year.
3. Such matters and conditions as would be revealed by a current survey and/or inspection of the subject property.

- 4. Non-compliance with local, county, state or federal government laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction and development of the subject property.

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.

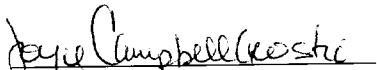
SUNTRUST BANK

By: 
 Sarah P. Bagby
 First Vice President

COMMONWEALTH OF VIRGINIA

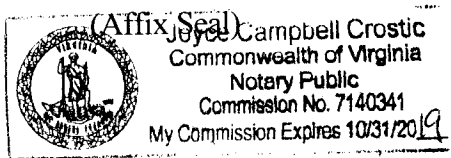
CITY OF RICHMOND

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Sarah P. Bagby, as First Vice President of SunTrust Bank, a Georgia banking corporation, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28th day of June, 2016.


 Notary Public

My Commission Expires 10/31/2019

Printed Name: Joyce Campbell Crostic



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR DURHAM COUNTY

By _____ Deputy/Assistant-Register of Deeds.