This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
James C. Cotey Stites & Harbison, PLLC SunTrust Plaza 401 Commerce Street, Suite 800 Nashville, TN 37219	Dillon Heath 415 Church Street Unit 1102 Nashville, Tennessee 37219	415 Church Street Unit 1102 Nashville, Tennessee 37219

Mail Tax Bills to:

NYCB Mortgage Co.
1801 E. 9th Street
Suite 200

Fees and Taxes: $___
Recording Reg. Fee: $___
Transfer tax: $___
Total: $___

Tax Parcel ID#:

093-06-1J-019

BILL GARRETT, Davidson County
Trans:T20120084083 DEEDWARRSP
Recvd: 11/05/12 08:59 4 pgs
Fees:23.00 Taxes:796.98

20121105-0101402

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 29th day of October, 2012, by and between SUNTRUST BANK, a Georgia banking corporation ("Grantor") and DILLON HEATH, unmarried ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **Exhibit A** attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Deed recorded as Instrument No. 20120201-0009209, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not

yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

SUNTRUST BANK, a Georgia banking corporation

By: _____

Print Name: Tim Laumakis

Title: First Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Tim Laumakis, with whom I am personally acquainted, and who upon oath acknowledged himself to be First Vice President of SUNTRUST BANK, the within named bargainor, a Georgia banking corporation and that he as such First Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of SUNTRUST BANK by himself as First Vice President.

WITNESS my hand and official seal at office this 26th day of October, 2012.

_____
NOTARY PUBLIC Karen D. Pulley

My Commission Expires: 2-1-2016

KAREN D PULLEY
Notary Public
Franklin County
North Carolina
My Commission Expires Feb 1, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 29th day of October, 2012.

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-9-16

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

A certain condominium apartment known as Unit No. 1102 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833, and Addendum of record as Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to SUNTRUST BANK, by Successor Trustee's Deed dated February 1, 2012 from RONALD G. STEEN, JR., SUCCESSOR TRUSTEE, of record as Instrument No. 20120201-0009209, Register's Office for Davidson County, Tennessee.