Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	3857 Creekwood Circle Nashville, TN 37218	BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	Secretary of Housing and Urban Development 451 7th Street, SW Washington, DC 20410 Tax Parcel ID #:05815008100
Grantor(s): **SunTrust Mortgage Inc.** (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)		Grantee(s): **Secretary of Housing and Urban Development, Washington, D.C. its successors and assigns**	

BILL GARRETT, Davidson County
Trans:T20130099201 DEEDWARRSP
Recvd: 11/22/13 09:21 3 pgs
Fees:17.00 Taxes:0.00
20131122-0120300

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Creekwood North, as of record in Book 4675, Page 16, said Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being the same property conveyed to grantor by deed of even date and being simultaneously recorded herewith.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds at Instrument No. 20130819-0087041.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 5 day of November, 2013.

Eric Coss
SunTrust Mortgage Inc

_____(Printed Name)

Eric Coss
Vice President (Title)

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

STATE OF VA }
City }
COUNTY OF Richmond }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Eric Coss (officer), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (title) (or other officer authorized to execute the instrument) of SunTrust Mortgage Inc, the within named bargainor, a corporation, and that such Vice President (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President (title)

Witness my hand and seal of office this 5th day of November, 2013.

CAROL MORENO
Notary Public
Commonwealth of Virginia
7503227
My Commission Expires Aug 31, 2015

Notary Public

My Commission Expires:_____

13-00771

STATE OF Georgia }
}
COUNTY OF DeKalb }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $60,315.19.

Affiant

STATE OF Georgia }
}
COUNTY OF DeKalb }

Sworn to and Subscribed before me this 20th day of November, 2013.

Notary-Public

TOMIKA D CROMER
MY COMMISSION EXPIRES
OCT. 30 2016
DEKALB CO., GEORGIA
NOTARY PUBLIC

My Commission Expires: 10/30/2016

13-00771