Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	5188 Preserve Boulevard Antioch, TN 37013	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 #:175 06 A 143.00

Grantor(s):	Grantee(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.)	**Secretary of Housing and Urban Development, Washington, D.C. its successors and assigns**

BILL GARRETT, Davidson County
Trans:T20130103923 DEEDWARRSP
Recvd: 12/12/13 11:23 4 pgs
Fees:22.00 Taxes:0.00
20131212-0125836

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:

Being all of Lot No. 99, on the plan of final plat, Phase I, Section II, The Preserve at Old Hickory "Cluster Lot Subdivision", a planned unit development, according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Sheila K. Howard, single person, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated September 11, 2009, appearing of record in Instrument Number 200909160086514 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to declaration of covenants, restrictions and conditions contained in instrument of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023; easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; easement to colonial pipeline of record in Book 4542, Page 131, in Book 3616, Page 453, in Book 3570, Page 13, and in Book 3571, Page 599; easement to First Suburban Water District of record in Book 4453, Page 154; transmission line easements of record in Book 4425, Page 485, and in Book 2346, Page 378; declaration of taking to United States of America (TVA) of record in Book 11335, Page 609, and in Instrument Number 20021017-0127752; storm water detention agreement of record

in Instrument Number 20041103-0132562; charter of Homeowner's Association of record in Instrument Number 20060824-0104548; easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matters shown on said plat and survey of record in Instrument Number 20061031-0135248; all of said Register's Office.

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 in Instrument No. 20131022-0109932.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 31 day of October, 2013.

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

Eric Coss

SunTrust Mortgage, Inc.

Eric Coss (Printed Name)

Vice President (Title)

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 31 day of October, 2013.

TAMMY L. DUNGEE
Notary Public
Commonwealth of Virginia
7518584
My Commission Expires Sep 30, 2016

Tammy L. Dungee
Notary-Public

My Commission Expires:_____

STATE OF Virginia }
COUNTY OF Richmond }
City

13-10588

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $158,541.12.

Affiant

STATE OF Georgia }
COUNTY OF DeKalb }

Sworn to and Subscribed before me this 11th day of December, 2013.

Notary-Public

My Commission Expires: 10/30/2016

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

13-10588