Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	302 Neelys Bend Road Madison, TN 37115	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 #:05201023000

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**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the Eleventh (11) Civil District of Davidson County, Tennessee, described as follows: Being the westerly 100 feet of Lot Number 18 on the plan of Madison Park Subdivision, as shown of record in Book 421, Page 184, Register's Office for Davidson County, Tennessee. Said part of Lot 18 fronts 100 feet on the South side of Neely's Bend Road and runs back between parallel line 236 feet to a dead line in the rear.

Being the same property conveyed to Marcel A. Bouchard, unmarried and Lisa Chamberlain, unmarried by warranty deed from Greg K. Self and John L. Hickman, as tenants in common, of record in Instrument # 20110907-0069052, Register's Office for Davidson County, Tennessee, dated August 30, 2011.

BILL GARRETT, Davidson County
Trans:T20140002168 DEEDWARRSP
Recvd: 01/10/14 09:33 3 pgs
Fees:17.00 Taxes:0.00
20140110-0002686

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 20130826-0089751.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 15 day of October, 2013.

SunTrust Mortgage, Inc. CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

SunTrust Mortgage, Inc.

Eric Coss (Printed Name)

Vice President (Title)

13-07783

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 VP (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 15 day of October, 2013.

LATOYA ROBINETTE ECK
Notary Public
Commonwealth of Virginia
368311
My Commission Expires Jun 30, 2017

LaToya Robinette Eck
Notary-Public

My Commission Expires: 6/30/17

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 $128,910.00.

Affiant

STATE OF Georgia }
COUNTY OF DeKalb }

Sworn to and Subscribed before me this 9th day of January, 2014.

Notary-Public

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

My Commission Expires: 10/30/2016

13-07783