Prepared By:	Property Address:	Return To:	Taxes to be Paid by:
BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	204 Antioch Pike Nashville, TN 37211	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 #:13302018200
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**	

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. 12 on the Plan of Airdrie Subdivision, Section "A", of record in Plat Book 547, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Terry L. Watts and wife, Debbie R. Watts by Deed from Shedrick E. Glass and wife, Marilyn Rita Glass, of record in Book 11684, Page 915, Register's Office for Davidson County, Tennessee.

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.

BILL GARRETT, Davidson County
Trans:T20140018363 DEEDWARRSP
Recvd: 03/19/14 10:35 3 pgs
Fees:17.00 Taxes:0.00
20140319-0022638

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. 20131021-0109554.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 29 day of October, 2013.

SunTrust Mortgage, Inc.

(Printed Name)

Eric Coss

Vice President

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

STATE OF Virginia
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 29 day of October, 2013.

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

Notary-Public

My Commission Expires: 6/30/17

13-02597

STATE OF TN }
COUNTY OF WILLIAMSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $71,343.83.

Affiant

STATE OF TN }
COUNTY OF WILLIAMSON }

Sworn to and Subscribed before me this 18th day of March, 2014.

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

Kathryn Cassidy
Notary-Public

My Commission Expires: 8/23/16

13-02597