| Prepared By: | Property Address: | Return To: | Property Owner Taxes to be Paid by: |
|---|---|---|---|
| BROCK & SCOTT, PLLC<br>277 Mallory Station Road,<br>Suite 115<br>Franklin, TN 37067 | 1112 Shire Drive<br>Cane Ridge, TN 37013 | BROCK & SCOTT, PLLC<br>277 Mallory Station Road<br>Suite 115<br>Franklin, TN 37067 | Secretary of Housing and Urban Development<br>C/O Michaelson, Connor and Boul<br>4400 Will Rogers Parkway, Suite 300<br>Oklahoma City, OK 73108<br><br>Tax Parcel ID #:174010A092.00 |

| Grantor(s): | Grantee(s): |
|---|---|
| **SunTrust Mortgage, Inc.**<br><br>(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:T20140024962 DEEDWARRSP
Recvd: 04/14/14 09:51 3 pgs
Fees:17.00 Taxes:0.00
20140414-0030858

## 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. 15, on the plan of Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey appearing of record in Instrument Number 20080829-0088935, 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 Brandi M. Sanford, a single person, Steven C. Hall, a single person, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 29, 2009, appearing of record in Instrument Number 20090603-0051451, 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 20070607-0068416, and amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, and amended in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, page 908, and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Stormwater Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress Easement to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; Charter of

Rivendell Woods Townhomes Homeowners Association, Inc., a Tennessee Corporation of record in Instrument Number 20081031-0108933; and to any and all matters shown on said plat and survey of record in Instrument Number 20080829-0088935; 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. 20140327-0025119.

**IN WITNESS WHEREOF** the Grantor has hereunto set his hand and seal the 2nd day of April, 2014.

SUNTRUST MORTGAGE INC. CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

SunTrust Mortgage, Inc.

Doyle Mitchell (Printed Name)

Vice President (Title)

STATE OF VA }

COUNTY OF City of Richmond }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Doyle Mitchell (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 2nd day of April, 2014.

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

Notary Public

My Commission Expires:_____

13-15722

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 $173,109.97.

Affiant

STATE OF Georgia }
}
COUNTY OF DeKalb }

Sworn to and Subscribed before me this 11th day of April, 2014

Notary-Public

My Commission Expires: 10/30/2016

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

13-15722