Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	1316 Quail Valley Road Nashville, TN 37214	BROCK & SCOTT, PLLC 277 Mallory Station Road Suite 115 Franklin, TN 37067	Secretary of Housing and Urban Development Five Points Plaza Building 40 Marietta Street Atlanta, GA 30303 Tax Parcel ID #:108080E02100CO
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:

Being a certain condominium apartment, to wit: Unit 21, Lot 28 on the plan of condominium site plan of Quail Valley, Section Three, Phase 6, revision of Lots 25, 26, 27 and 28, of record in Book 5800, Page 204, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to the grantors by deed of record in Instrument 20090825-0079929, 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.

BILL GARRETT, Davidson County
Trans:T20140033849 DEEDWARRSP
Recvd: 05/15/14 09:43 3 pgs
Fees:17.00 Taxes:0.00
20140515-0041674

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. 20140109-0002348.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 13 day of January, 2014.

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

SunTrust Mortgage, Inc.

Sandra Lancaster (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 Sandra Lancaster (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 13 day of January, 2014.

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

Notary Public

My Commission Expires:_____

13-17557

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 $76,441.39.

Affiant

STATE OF Georgia }
}
COUNTY OF Dekalb }

Sworn to and Subscribed before me this 13th day of May, 2014

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

Notary Public

My Commission Expires: 10/30/2016

13-17557