Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	1100 Shire Drive Antioch, TN 37013	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	Secretary of Housing and Urban Development C/O Michaelson, Connor and Boul 4400 Will Rogers Parkway, Suite 300 Oklahoma City, OK 73108 Tax Parcel ID #:174010A09500C0

BILL GARRETT, Davidson County
Trans:T20140073211 DEEDWARRSP
Recvd: 09/30/14 09:38 3 pgs
Fees:17.00 Taxes:0.00
20140930-0089821

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:

Being all of Lot No. 18, 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 Timothy E. Shaffer, II, an unmarried man and Lauren Paige Madden, an unmarried woman, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated December 4, 2009, appearing of record in Instrument Number 20091210-0112938, 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 Instrument Number 20070522-0061016, and in Book 9487, Page 908; 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; 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. 20140708-0059852.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 22 day of July, 2014.

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

Kelly R. Armstrong
SunTrust Mortgage, Inc.

Kelly R. Armstrong (Printed Name)

Assistant Vice President (Title)

STATE OF Commonwealth of VA }
}
COUNTY OF City of Richmond }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Kelly Armstrong (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 Asst. Vice President (title) (or other officer authorized to execute the instrument) of SunTrust Mortgage, Inc., the within named bargainor, a corporation, and that such Asst. 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 Asst. Vice President (title)

Witness my hand and seal of office this 22 day of July, 2014.

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

Notary Public

My Commission Expires:_____

STATE OF Commonwealth of VA

COUNTY OF City of Richmond

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $149,585.33.

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

Kelly R. Armstrong
Affiant

Kelly R. Armstrong
Assistant Vice President

STATE OF Commonwealth of VA

COUNTY OF City of Richmond

Sworn to and Subscribed before me this 22 day of July, 2014.

Notary-Public

My Commission Expires:_____

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

14-07858