| Prepared By: | Property Address: | Return To: | Property Owner and Taxes to be Paid by: |
|---|---|---|---|
| BROCK & SCOTT, PLLC<br>4360 Chamblee Dunwoody Road, Suite 310<br>Atlanta, GA 30341 | 407 Lanier Drive<br>Madison, TN 37115 | BROCK & SCOTT, PLLC<br>4360 Chamblee Dunwoody Road, Suite 310<br>Atlanta, GA 30341 | 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 #:052 02 0 053.00 |
| Grantor(s):<br><br>**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.) | | Grantee(s):<br><br>**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 the northerly 2.5 feet of Lot No. 4, all of Lot No. 5 and the southerly 7.5 feet of Lot No. 6, Block "D", on the Plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Said part of Lot No. 4, all of Lot No. 5, and part of Lot No. 6 front together 60.0 feet on the southeasterly margin of Lanier Drive and runs back between parallel lines 150 feet to a line on the rear which measures 60.00 feet thereon.**

**Being the same property conveyed to Jeannetta R. Kimbro, unmarried, by deed from Andrew J. Floyd and wife, Sandra K. Floyd, dated 02/21/2007, recorded 2/28/07, of record in Instrument No. 200702280024811, Registers' Office for Davidson County, Tennessee.**

**Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.**

BILL GARRETT, Davidson County
Trans:T20140081059 DEEDWARRSP
Recvd: 10/28/14 10:14 3 pgs
Fees:17.00 Taxes:0.00
20141028-0099226

**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. 20140617-0052588.

**IN WITNESS WHEREOF** the Grantor has hereunto set his hand and seal this 25th day of June, 2014.

SunTrust Mortgage, Inc.

Doyle Mitchell (Printed Name)
Vice President (Title)

SUNTRUST MORTGAGE INC. CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

STATE OF Commonwealth of Virginia}

~~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 25 day of June, 2014.

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

Notary-Public

My Commission Expires:_____

14-00710

STATE OF Commonwealth of Virginia }

~~COUNTY~~ OF City of Richmond}

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $169,342.54.

Affiant

Doyle Mitchell
Vice President

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

STATE OF Commonwealth of Virginia }

~~COUNTY~~ OF City of Richmond}

Sworn to and Subscribed before me this 25th day of June, 2014.

Notary-Public

My Commission Expires:_____

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