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	1515 Sprucedale 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 #:175 02 0B 005.00

BILL GARRETT, Davidson County
Trans:T20150009845 DEEDWARRSP
Recvd: 02/09/15 10:13 3 pgs
Fees:17.00 Taxes:0.00
20150209-0011726

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 Unit No. 4801, on the plan of Old Hickory Commons, Section I, a Planned Unit Development according to plat and survey as shown as Exhibit D to the Master Deed appearing of record in Instrument Number 20080317-0026338, 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 Christopher Alexander, single person, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated September 26, 2008, appearing of record in Instrument Number 200810020100282, 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 20070920-0112646, amended in Instrument Number 20071213-0143334, amended and restated of record in Instrument Number 20080317-0026338; Master Deed and By-Laws of record in Instrument Number 20080317-0026338; Easement to Fifty Foot Colonial Pipeline Easement of record in Book 3570, Page 11; Easement to Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Quitclaim Deed to Old Hickory Commons Homeowners Association, Inc. a Tennessee Corporation, of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, Page 432, in Book 4425, Page 535, and in Book 11124, Page 716; and to

any and all matters shown on said plat and survey as shown as Exhibit D to Master Deed appearing of record in Instrument Number 20080317-0026338; 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 at Instrument 20141006-0092265.

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

Kelly R Armstrong
Sun Trust Mortgage, Inc.

Kelly R. Armstrong (Printed Name)

Assistant Vice President (Title)

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

13-03361

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 R 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 October, 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 $153,842.72.

Affiant

Kelly R. Armstrong
Assistant Vice President

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

STATE OF Commonwealth of VA

COUNTY OF City of Richmond

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

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

Notary-Public

My Commission Expires:_____

13-03361