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	504 Debbie Drive Hermitage, TN 37076	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 #:076 01 0 10100

BILL GARRETT, Davidson County
Trans:T20150022485 DEEDWARRSP
Recvd: 03/27/15 10:24 3 pgs
Fees:17.00 Taxes:0.00
20150327-0026521

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 Lot No. 96A, Zone Lot Division Lots 96 and 97, Tulip Grove Woods, Phase 1, as shown by plat of record in Plat Book 6250, Page 506, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property or a portion of the same property conveyed to Wendy Chartrand and husband, Wesley Chartrand by instrument dated December 02, 2004 from Patricia A. Jones, single filed on December 03, 2004 as Document Number 200412030144150 in the Davidson County Records.

Also being the same property or a portion of the same property conveyed to Wesley Chartrand, a married man by instrument dated April 18, 2008 from Wendy Chartrand and Wesley Chartrand filed on 05/08/08 as Document Number 200805080047651 in the Davidson County Records.

Commonly known as: 504 Debbie Drive, Hermitage, TN 37076

Parcel Number : 076-01-0-101.00

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 20141212-0113799.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 16 day of January, 2015.

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

SunTrust Mortgage, Inc.

Doyle Mitchell (Printed Name)

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 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 16 day of January, 2015.

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

Notary Public

My Commission Expires:_____

13-09431

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 $83,959.14.

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 16 day of January, 2015.

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

Notary Public

My Commission Expires:_____