Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody, Suite 310 Atlanta, GA 30341	2509 Old Matthews Road Nashville, TN 37207	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody, 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 #:071010134.00

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**

BILL GARRETT, Davidson County
Trans:T20160010998 DEEDWARRSP
Recvd: 02/09/16 12:50 3 pgs
Fees:17.00 Taxes:0.00
20160209-0012477

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 Lot No. 55, on the plan of Trinity Hills Village, Section One, First Addition, of record in Book 4175, Page 92, 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 Virgil Pendergrass, married, by Deed dated August 25, 1997 and filed for record on September 2, 1997 in Book 15088, Page 706, Register's Office for Davidson County, Tennessee.

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. 20150120-0005228.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 27 day of February, 2015.

SunTrust Mortgage, Inc.

Doyle Mitchell (Printed Name)

Vice President (Title)

SUNTRUST MORTGAGE INC CORPORATE SEAL 1927 COMMONWEALTH OF VIRGINIA

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 the 27 day of February, 2015.

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 $71,075.34.

Affiant

Doyle Mitchell
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 27th day of February 2015.

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

Notary Public

My Commission Expires:_____