Davidson County DEEDWARR
Recvd: 09/24/08 15:29 2 pg
Fees:13.00 Taxes:399.60
20080924-0097333

This Instrument Prepared by:
**WYATT, TARRANT & COMBS, LLP (BAS)**
2525 West End Avenue, Suite 1500
Nashville, TN 37203

**ADDRESS NEW OWNER:**
Nashville Area Habitat for Humanity, Inc.
3236 Woodstock Drive
Nashville, TN 37207

**SEND TAX BILL:**
**To Mortgagee***

**MAP AND PARCEL:**
**050-10.0C-281.00CO**

# SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEHDI BEHNOODI**, an unmarried person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **NASHVILLE AREA HABITAT FOR HUMANITY, INC.**, a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16, as shown on the map entitled Final Plat of Chesapeake Homes, Section 6, Phase 1, of record as Instrument Number 20011026-0117230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Mehdi Behnoodi, an unmarried person, by deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation, of record in Instrument No. 20080501-0044754, said Register's Office.
>
> The above-referenced description is the same one used on the prior deed of record.

The subject property is improved property, known as 3236 Woodstock Drive, Nashville, Tennessee 37207 (the "Property").

This conveyance is made subject to the following:

1. 2008 County property taxes, which are being prorated at closing and assumed by Grantee.

2. Matters shown on the Plan of record as Instrument No. 20011026-0117230, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record as Instrument No. 20011025-0117084 and amended as Instrument No. 20030611-0080742, said Register's Office.

4. Stormwater Detention Agreement of record as Instrument No. 20010628-0068560 and 20010801-0081581, said Register's Office.

5. Restrictive Covenants contained in instrument of record as Instrument No. 20080501-0044754, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his, heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 15th day of September, 2008.

Mehdi Behnoodi

**MEHDI BEHNOODI**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mehdi Behnoodi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2008.

Susanne C. Pugh
Notary Public

My Commission expires: May 22, 2010

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Nashville Area Habitat for Humanity, Inc.

By: _____
Chris McCarthy, President and
Chief Executive Officer

Subscribed and sworn to before me, this 15th day of September, 2008.

Susanne C. Pugh
Notary Public

My Commission expires: May 22, 2010

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010