Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniela Smotherman	Bank of America, NA	164-08-0-C-103.00CO
108 Port Hope Court	101 South Tryon St,	
Antioch, TN 37013	Charlotte NC 28255	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$203,935.00**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harvest Homes, LLC, a limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Daniela Smotherman, a married woman and Albino Carroga, a single man, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot Nos. 13 on the Final Plat of Hamilton Chase, Section Three, of record in Instrument No. 20070517-0059303, and corrected by Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harvest Homes, LLC., by Warranty Deed from T.F. Homes, LLC, dated May 31, 2007, of record in Instrument No. 20070618-0072379 and Instrument No. 20070613-0070591, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **108 Port Hope Court, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **June, 2009.**

Harvest Homes, LLC

By: **William T Oldham**
It's: **Chief Manager**

BILL GARRETT, Davidson County
Trans:T20090040148 DEEDWARR
Recvd: 06/16/09 15:52 3 pgs
Fees:18.00 Taxes:754.56
20090616-0056087

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **William T Oldham** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Chief Manager** of **Harvest Homes, LLC,** the within named bargainor, a limited liability company, and that such **William T Oldham**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Chief Manager.**

Witness my hand and Seal at office on the **15th** day of **June, 2009.**

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, HAMILTON CHASE, as recorded in Instrument No. 20070517-0059303, and corrected in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050728-0087946 and amended in Instrument No. 20051031-0131315.
5. Road Agreement and Sewer Easements of record in Instrument No. 20040416-0043248.
6. By-Laws of record in Instrument No. 20050728-0087946.
7. Storm Water Detention Agreement of record in Instrument No. 20040102-0000420.
8. Charter for the Hamilton Chase Homeowners Association of record in Instrument No. 20060914-0113689.