File No. 290700541

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-5-12

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/05/09 09:41 3 pgs
Fees:18.00 Taxes:266.40
20090805-0073290

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Elizabeth Bates	Claire Elizabeth Bates	Map 053-03-00
(NAME)	(NAME)	Parcel 023.00
1220 Elliston Street	1220 Elliston Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tennessee Housing Development Agency,** hereinafter called the grantor, has bargained and sold, and by these presents do transfer and convey unto **Claire Elizabeth Bates,** hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 105, on the plan of Section C Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeremy M. Armstrong and wife, Laura R. Armstrong by deed dated March 30, 2007 from Sarah R. Belongie, unmarried and filed April 9, 2007 in Instrument No. 20070409-0041809, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustees Deed dated May 1, 2009 from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20090505-0041018, in the Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years, a lien; Charter of Homeowner's Association as shown of record in Book 8290, Page 865, Register's Office for said County; Utility Easement of record in Book 2028, Page 521, said Register's Office; Right-of-way Easement of record in Book 576, Page 664, Book 626, Page 556, Book 662, Page 743, and in Book 735, Page 419, said Register's Office; All matters as set forth per Plat Book 1424, Page 66, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1220 Elliston Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 3rd day of August, 2009.

Tennessee Housing Development Agency

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared S.W. Land, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Single Family Program Administrator of Tennessee Housing Development Agency, the within named bargainor, a state agency, and that he as such representative, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the agency by himself as Single Family Program Administrator.

Witness my hand at office this 3rd day of August, 2009.

Commission expires:

MY COMMISSION EXPIRES:
November 22, 2010

Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(seal)

File Number: 290700541

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

