File No. 290700241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. ~~Chris~~ Cribbs	Fifth Third Mortgage	
(NAME)	(NAME)	163-11-0-D-12.00
2962 Baby Ruth Lane 12	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45227	
(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, it's successors, **Tennessee Housing Development Agency**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher D. Cribbs** hereinafter called the Grantee, His ~~heirs~~ and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*unmarried man

Land in Davidson County, Tennessee, being Unit No. 12, Hickory Place Townhouses, a Planned Unit Development, of record in Plat Book 11190, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Tennessee Housing Development Agency by deed from I. Dyke Tatum, Substitute Trustee of record in Instrument 20080225-0018390 on 02/22/2008 and filed for record on 02/25/2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 11190, Page 43, Plat Book 11190, Page 54;Master Deed and By-Laws of record in Book 11479, Page 882, Book 11641, Page 145, Book 11642, Page 255, Book 11468, Page 921;Charter of Homeowner's Association as shown of record in Book 11641, Page 142, 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 2962 Baby Ruth Lane 12, Antioch, TN 37013
(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, His 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, His 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.

BILL GARRETT, Davidson County
Trans:T20090053515 DEEDWARR
Recvd: 08/06/09 10:29 2 pgs
Fees:13.00 Taxes:314.13

20090806-0073816

Witness our hands this _____ day of July, 2009.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE)
:ss
COUNTY OF Davidson)

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared Sharon Pommer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Asst. Director, for Tennessee Housing Development Agency, the within named bargainor, and that he/she as such Representative for Tennessee Housing Development Agency executed the foregoing instrument for the purpose therein contained, by signing his/her name as Asst Director.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of July, 2009.

_____
NOTARY PUBLIC

My Commission Expires:

_____ **MY COMMISSION EXPIRES:**
November 22, 2010

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 290700241
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129