File No: 290700322

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090065828 DEEDWARR
Recvd: 09/28/09 11:47 2 pgs
Fees: 13.00 Taxes: 368.15

20090928-0089764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 28th DAY OF SEPTEMBER, 2009.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
Notary Public
DAVIDSON COUNTY
State of Tennessee

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
Thomas . Taube	Peoples Home Equity Inc.	150-090-1530-0
(NAME) 3105 Cedarcliff Circle	(NAME) 213 Ward Circle #201	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(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 Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas . Taube, an unmarried man**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 80, on the plan of Phase I Forest View Park Section V, of record in Plat Book 6250, Page 203 and amended in Book 6565, Page 61, 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 TENNESSEE HOUSING DEVELOPMENT AGENCY by deed from J. PHILLIP JONES, SUBSTITUTE TRUSTEE of record in Instrument No. 20090406-0031058 on 04/03/2009 and filed for record on 04/06/2009, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 6250, Page 203, and amended in Book 6565, Page 61;Restrictions of record in Book 6569, Page 290, 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 3105 Cedarcliff Circle, 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.

Witness our hands this ~~22nd~~ 23RD day of September, 2009.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared Laura B Sinclair, 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 Sr. Directer, 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 Sr. Directer.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23RD day of September, 2009.

_____
NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES:
November 22, 2010

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 290700322

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

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. AV-09-3105