File No. 210030585

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

Rutherford County Tennessee Notary Public Rebecca A. Dohoda

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett, & Welch, PC
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20100025251 DEEDWARRSP
Recvd: 04/28/10 10:11 2 pgs
Fees:13.00 Taxes:325.60
20100428-0032111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley L. Harris	Pinnacle National Bank	133-14-0-A-012
(NAME)	(NAME)	
420 Elysian Fields Road A-12	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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 **Ashley L. Harris, unmarried**, 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 Unit No. A-12, on the plan of Oakcrest Condominium, now known as The Village at Grassmere, of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee, as established by the Master Deed of record in Book 5884, Page 960 and amended in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687 and in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which plan reference is hereby made for a more complete description of said unit.

This conveyance is subject to the following:
All matters as set forth per Plat Book 5200, Page 413;Master Deed and By-Laws filed for record in Book 5884, Page 960, amended in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687 and in Instrument No. 20070301-0025595, 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 420 Elysian Fields Road A-12, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, her heirs and assigns, forever. 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.

GRANTORS does hereby covenant with GRANTEE that GRANTORS has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTORS does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTORS, but not otherwise.

Witness our hands this 23rd day of April, 2010.

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 Sw Lamb, 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 SF Program Administrator, 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 SF Program Administrator.

Witness my hand at office this 23rd day of April, 2010.

Commission expires:

MY COMMISSION EXPIRES:
November 22, 2010

_____
Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 210030585

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