BILL GARRETT, Davidson County
Trans:T20100040939 DEEDWARR
Recvd: 07/02/10 14:53 2 pgs
Fees:13.00 Taxes:333.00
20100702-0052319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Mandy Yoman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2010.

Allison Barnwell
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 9, 2012

ALLISON BARNWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOSHUA MARTIN 3316 Curtis Hill Court Nashville, TN 37218	BAC Home Loans Servicing, LP 450 American Street Simi Valley, CA 93065-6285	070-09-0A-005

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOSHUA MARTIN, UNMARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Curtis Hill Subdivision, of record as Instrument No. 20060802-0094058, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, by deed from The Housing Fund, Inc., of record as Instrument No. 20100430-0033060, dated April 30, 2010, said Register's Office.

This conveyance is subject to the following:
1) Grantee assumes the 2010 county property taxes from the date of deed forward.
2) Matters shown on the Plan of record as Instrument No. 20060802-0094058, said Register's Office.
3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060726-0090481, said Register's Office.
4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3966, page 115, said Register's Office.
5) Easement(s) of record in Book 2304, page 553, in Book 2304, page 555, in Book 2304, page 557 and in Book 2395, page 635, said Register's Office.

This improved property is known as 3316 Curtis Hill Court, Nashville, TN 37218.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 30 day of June, 2010.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: Phil Ryan
ITS: Executive Director

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Phil Ryan, 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 Executive Director (or other officer authorized to execute the instrument) of Metropolitan Development and Housing Agency, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Executive Director.

Witness my hand, at office, this 30 day of June, 2010.

V. Jean Merkle
Notary Public

My Commission Expires: Sept. 8, 2013

JEAN MERKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013