File No. 210050317

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Aubrey E. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/24/12
(AFFIX SEAL)

SANDRA S. DAWSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20100041179 DEEDWARRSP
Recvd: 07/06/10 12:42 2 pgs
Fees:13.00 Taxes:305.25
20100706-0052721

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett, & Welch, PC
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
Aubrey E. Adams	US Bank National Association	071-15-0-066.00
(NAME)	(NAME)	
1316 Meridian Street	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Earth City, Missouri	
(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 **Aubrey E. Adams, 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 the northerly 15 feet of Lot No. 49 and the southerly 28 feet of Lot No. 50 on the plan of Eastmoreland Place, of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said parts of said lots adjoin and front together 43 feet on the westerly side of Meridian Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Tennessee Housing Development Agency by Deed from J. Phillip Jones, Substitute Trustee, dated 11/13/2009 and filed for record on 11/16/2009 in Instrument 20091116-0105319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 161, Page 170;Declaration of Trust of record in Book 11355, Page 87 and as Amended in Book 11403, Page 321, 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 1316 Meridian Street, Nashville, TN 37207
(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 GRANTOR, but not otherwise.

Witness our hands this 15th day of June, 2010.

Tennessee Housing Development Agency

By: Lindsay H. Pulley

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared Lindsay H. Pulley, 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 Assistant 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 Assistant Director.

Witness my hand at office this 15th day of June, 2010.

Commission expires:

MY COMMISSION EXPIRES:
November 22, 2010

Virginia M. Boles

Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 210050317

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