Davidson County DEEDWARR
Recvd: 09/29/10 16:20 3 pgs
Fees:18.00 Taxes:333.00
20100929-0077643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2010.

NOTARY PUBLIC

My Commission Expires: 1-9-12

FLORENCE KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 9, 2012

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:
Bridgett K. Sweatt	Bridgett K. Sweatt	070-09-0A-007.00 CO
3325 Curtis Hill Ct.	3325 Curtis Hill Ct.	
Nashville, TN 37216	Nashville, TN 37216	

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

BRIDGETT K. SWEATT

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 7, as shown on the map entitled Curtis Hill Subdivision, of record in 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, Register's of Davidson County, Tennessee.

This property is subject the Declaration of Restrictive Covenants for the Neighborhood Stabilization Program dated September 10, 2010.

This improved property is known as 3325 Curtis Hill Court, Nashville, Tennessee 37216.

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, except for those matters appearing of record and real property taxes. 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 10th day of September, 2010.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

By: Phil Ryan
Its: Executive Director

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Phil Ryan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executive Director of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of September, 2010.

Juanita Spurlock
Notary Public

My Commission Expires: Nov. 7, 2011

JUANITA SPURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 / (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tiffany R. Addison, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013