File No. 210100384

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 1/3/12
(AFFIX SEAL)

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

BILL GARRETT, Davidson County
Trans: T20100071653 DEEDWARRSP
Recvd: 11/12/10 09:02 2 pgs
Fees: 13.00 Taxes: 329.30
20101112-0090566

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
Tina Carol Stickney	F&M Bank	09610001300
(NAME)	(NAME)	
602 Cottonwood Drive	10 Cadillac Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 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 **Tina Carol Stickney**, 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 Lot No. 80 on the plan of Cloverhill, Section No. II, of record in Plat Book 2133, Page 46, 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, dated 06/11/2010 and filed for record on 06/16/2010 in Instrument No. 20100616-0046594, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 2133, Page 46;Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6249, Page 506, 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 602 Cottonwood Drive, Nashville, TN 37214
(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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR 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 GRANTOR 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 10th day of November, 2010.

Tennessee Housing Development Agency

By: S. W. Lamb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared S.W. 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 Admin. of Tennessee Housing Development Agency, the within named bargainor, a corporation, and that he/she as such representative as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as SF Program Admin.

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

Commission expires:

Notary Public

MY COMMISSION EXPIRES:
November 22, 2010

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 210100384

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