(SMITH, KEVIN W. & STONER, LACEY B.)
This instrument prepared by:

Law Office of J. Phillip Jones
1800 Hayes St.
Nashville TN 37203

PARCEL ID: 164 06 0B 025.00
549 BRADBURN VILLAGE CIRCLE, UNIT #25
ANTIOCH, TENNESSEE 37013
(A/K/A 549 BRADBURN VILLAGE CIRCLE
ANTIOCH, TENNESSEE 37013)

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
616 MARRIOTT DRIVE, SUITE 300
NASHVILLE, TN 37214

BILL GARRETT, Davidson County
Trans:T20100077310 DEEDWARR
Recvd: 12/08/10 11:19 2 pgs
Fees:12.00 Taxes:0.00
20101208-0097667

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY, SUITE 1114, NASHVILLE, TENNESSEE 37243-0900,** has bargained and sold and does hereby transfer and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT,** his successors and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 25, THE TOWNHOMES OF BRADBURN VILLAGE, AS SHOWN ON EXHIBIT "A-1" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070817-0098536, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070817-0098536, INSTRUMENT NO. 200608160101099 AND NO. 20070714-0084884, QUITCLAIM FOR OPEN SPACE IN COMMON AREA AT INSTRUMENT NO. 20060823-0103545. CHARTER AT INSTRUMENT NO. 200608230103546. T.V.A. TRANSMISSION EASEMENT IN BOOK 5799, PAGE 662. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE IN BOOK 3644, PAGE 317 AND BOOK 3670, PAGE 396. SUPPLEMENTAL RIGHT OF WAY AGREEMENT IN BOOK 4579, PAGE 913. GRANT OF TRANSMISSION LINE EASEMENT TO UNITED STATES OF AMERICA IN INSTRUMENT NOS. 20020905-0107384 AND 20020909-0109148. STORMWATER DETENTION AGREEMENT AT INSTRUMENT (ERRONEOUSLY REFERRED TO AS INSTRUEMENT IN LEGAL DESCRIPTION) NO. 20060608-0068199 AND GRANT OF EASEMENT AT INSTRUMENT NO. 200706220074712.

BEING THE SAME PROPERTY CONVEYED TO KEVIN W. SMITH, AN UNMARRIED MAN AND LACEY B. STONER, AN UNMARRIED WOMAN, TENANTS (ERRONEOUSLY REFERRED TO AS TENNANTS IN LEGAL DESCRIPTION) IN COMMON WITH RIGHT OF SURVIVORSHIP, BY DEED DATED AUGUST 22, 2008 OF RECORD IN INSTRUMENT NO. 20080903-0090034, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 549 BRADBURN VILLAGE CIRCLE, UNIT #25, ANTIOCH, TENNESSEE 37013 (A/K/A 549 BRADBURN VILLAGE CIRCLE, ANTIOCH, TENNESSEE 37013).

AND being further conveyed to **TENNESSEE HOUSING DEVELOPMENT AGENCY** by Substitute Trustee's Deed from **J. PHILLIP JONES,** Substitute Trustee, of record in Inst 20101116-0091542 in the Register's Office for **DAVIDSON** County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever.

AND the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

TENNESSEE HOUSING DEVELOPMENT AGENCY further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 17th day of November, 2010.

TENNESSEE HOUSING DEVELOPMENT AGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, U.S. BANK, NATIONAL ASSOCIATION

BY: _____
CAROLYN GUTHRIE

Title: **VICE PRESIDENT**

STATE OF **ARKANSAS**
COUNTY OF **PULASKI**

Before me a Notary Public, in and for said state and county, personally appeared **CAROLYN GUTHRIE**, with whom I am personally acquainted, and who upon oath acknowledged herself to be the **VICE PRESIDENT** of **U.S. BANK, NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY,** the within named bargainer, a corporation, and that she as such **VICE PRESIDENT,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as **VICE PRESIDENT** for **U.S. BANK, NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY.**

WITNESS, my hand and Official Seal at office this 17th Day of November, 2010.

Jade Daniels
Notary Public

My commission expires: 9/9/2019

JADE DANIELS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires September 09, 2019
Commission No. 12372943

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $123,222.42
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Sarah Pavelich
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2010.

Dawn M.E. McMahon
Notary Public

My Commission Expires: OCT. 21, 2013

RETURN TO:

Law Office of J. Phillip Jones
1800 Hayes St.
Nashville TN 37203

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN