File No. 210100302

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 03/12

(AFFIX SEAL)

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

BILL GARRETT, Davidson County
Trans:T20110000628 DEEDWARRSP
Recvd: 01/04/11 09:25 2 pgs
Fees:13.00 Taxes:277.13
20110104-0000876

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
Besim Shala	F&M Bank	163160A18100
(NAME)	(NAME)	
5974 Monroe Crossing	10 Cadillac Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, Tennessee 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 **Besim Shala**, HEREINAFTER CALLED THE GRANTEE, his 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 all of Unit No. 319 , on the plan of First Revision of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570 amending Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to BRITTANY F. ROBERTS, AN UNMARRIED WOMAN by Deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, dated 02/20/2007 and filed for record on 02/22/2007 in Instrument No. 20070222-0022030, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to TENNESSEE HOUSING DEVELOPMENT AGENCY by Deed from J. PHILLIP JONES, SUBSTITUTE TRUSTEE, dated 05/28/2010 and filed for record on 06/02/2010 in Instrument No. 20100602-0042205, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument No. 20060824-0104715, Instrument No. 20060907-0110570;Restrictions as shown of record in Instrument No. 20031119-0168785, and amended in Instrument No. 20060825-0105504;Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20060825-0105503;Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7306, Page 109;Development and Easement Agreement and Agreement to Share Costs of record in Instrument No. 20031124-0170577 and Instrument No. 20030523-0070692;Storm water Detention Agreement of record in Instrument No. 20060808-0097145, 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 5974 Monroe Crossing, Antioch, TN 37013
(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, his 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, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 29th day of December, 2010.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared S Williams, 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 Administrator 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 Administrator.

Witness my hand at office this 29th day of December, 2010.

Commission expires: 11-5 2014

_____
Notary Public

File Number: 210100302

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

REBECCA R. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014