# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110018741 DEEDWARRSP
Recvd: 03/31/11 09:53 2 pgs
Fees:13.00 Taxes:295.63
20110331-0024674

Rutherford County Tennessee Notary Public Rebecca A. Dohoda

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 10/31/12

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Vicky Gervais | Fifth Third Mortgage | 136150C00600 |
| (NAME) | (NAME) | |
| 3420 Old Anderson Road | 5001 Kingsley Drive, MD1MOB2T | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN. 37013 | Cincinnati, OH 45227 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Housing Development Agency**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Vicky Gervais, an unmarried individual**, hereinafter called the GRANTEE(S), her heirs and/or 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. 6, on the plan of Camden Court Townhomes, of record in Instrument 200102050010878, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Veronica E. Miranda and husband, Ivan Roche by Deed from Allen L. Qualls, unmarried, dated 10/30/2007 and filed for record on 11/01/2007 in Instrument 200711010129046, 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 12/04/2009 and filed for record on 12/07/2009 in Instrument 200912070111400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200102050010878; Master Deed and By-Laws filed for record in Instrument 200102010009990; Said Masterdeed was amended of record in Instrument 20010314002438; Said Masterdeed was amended of record in Instrument 200106050058442; Charter of record in Instrument 200106050058441; Quitclaim Deed to The Homeowner's Association of record in Instrument 200106050058443, 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 3420 Old Anderson Road, Unit 6, 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 GRANTEE(S), her heirs and/or 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(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) 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(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), her heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 29th day of March, 2011.

Tennessee Housing Development Agency

By: _____

State of Tennessee

COUNTY OF Davidson

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared Sharon Penner, 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 Servicing Manager, 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 Servicing Manager.

Witness my hand at office this 29th day of March, 2011.

Commission expires:

My Commission Expires:
November 5, 2014

Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
**Birchfield Title, LLC**
**1535 W. Northfield Blvd, Ste 16**
**Murfreesboro, TN 37129**