SPECIAL WARRANTY DEED

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01312

(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
Markeishia Ingram	Fifth Third Mortgage	122010A46100CO
(NAME)	(NAME)	
131 ANTLER RIDGE Circle	5001 Kingsley Drive, MD: 1MOB 3A	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110037011 DEEDWARRSP
Recvd: 06/21/11 09:28 2 pgs
Fees:13.00 Taxes:444.00
20110621-0047416

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 **Markeishia Ingram, an unmarried woman**, 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 Unit No. 50, as shown on the plan of Woodland Pointe, Phase 10, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200010110101044 and amended in Instrument 200207250089575 and 200209040107261, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhomes, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Tennessee Housing Development Agency by Deed from J. Phillip Jones, Substitute Trustee, dated 01/14/2011 and filed for record on 01/19/2011 in Instrument 201101190005216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 11700, Page 66; Master Declaration of record in Instrument 200006070056981; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200010110101044, as amended of record in Instrument 200207250089575, as amended of record in Instrument 200209040107261; By-Laws of record in Instrument 200801040001237; Said By-Laws were amended of record in Instrument 200805210052236; Permanent Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 8332, Page 982; Landscape Agreement of record in Instrument 200006120058346; Charter of record in Instrument 200010130102000; Charter of record in Instrument 200202220022863; Quitclaim Deed to The Homeowner's Association of record in Instrument 201103280023393, 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 131 ANTLER RIDGE Circle, 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 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 17th day of June, 2011.

Tennessee Housing Development Agency

By: L.H. Pulley

State of Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared L.H. Pulley, 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 Director of SF Programs of the 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 Director of SF Programs.

Witness my hand at office this 17th day of June, 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