SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110040654 DEEDWARRSP
Recvd: 07/07/11 10:33 2 pgs
Fees:13.00 Taxes:74.00
20110707-0051938

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 $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/3/12

(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
.Xiwu Chen	Xiwu Chen	142060B26100CO
(NAME)	(NAME)	
810 BELLEVUE Road, 261	X1212 Harpeth Lake CT.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Nashville TN 37221	
(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 **.Xiwu Chen and wife, Lei Ding**, hereinafter called the GRANTEE(S), their 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. 261, Building 46, on the plan of Peppertree Creekside Meadows Condominiums, of record in Plat Book 4675, Page 128-130, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed for Peppertree Creekside Meadows Condominiums, a Horizontal Property Regime, of record in Book 4834, Page 257 and amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6874, Page 354, Book 6535, Page 723 and Book 7610, Page 973, 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 Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, 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, Trustee, dated 11/12/2010 and filed for record on 11/16/2010 in Instrument 201011160091547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 4675, Page 52, Plat Book 4675, Page 128-130; Master Deed and By-Laws filed for record in Book 4834, Page 257; Said Masterdeed was amended of record in Book 4984, Page 174; Said Masterdeed was amended of record in Book 5045, Page 800; Said Masterdeed was amended of record in Book 5086, Page 80; Said Masterdeed was amended of record in Book 5259, Page 5; Said Masterdeed was amended of record in Book 6535, Page 723; Said Masterdeed was amended of record in Book 6874, Page 354; Said Masterdeed was amended of record in Book 7610, Page 973; Said By-Laws were amended of record in Book 6237, Page 644; Said By-Laws were amended of record in Book 6535, Page 724; Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains and Appurtenances of record in Instrument 200406030065549; Charter of record in Book 4836, Page 610, 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 810 BELLEVUE Road, 261, NASHVILLE, TN 37221
(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), their 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), their 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 1st day of July, 2011.

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 Sharon Ammer 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 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 Servicing Manager.

Witness my hand at office this 1st day of July, 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