SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045735 DEEDWARRSP
Recvd: 07/28/11 10:05 2 pgs
Fees:13.00 Taxes:471.75
20110728-0057745

Rebecca A. Douglas Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/5/12

(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
Lakisha R. Kelton	SWBC Mortgage Corporation	164070A07200CO
(NAME)	(NAME)	
1449 Rockglade Run	213 Overlook Circle, Ste A-4	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37037	
(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 **Lakisha R. Kelton, an unmarried person**, 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 Lot No. 104, on the plan of Harvest Grove, Section One, formerly Tillman, of record in Instrument 200607260090037, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ursula G. Lucas, unmarried and Kurt J. Watson, unmarried, joint tenants with rights of suvivorship by Deed from Greenvale Construction LLC, a Tennessee limited liability company, dated 11/07/2007 and filed for record on 11/20/2007 in Instrument 200711200135876, 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 02/11/2011 and filed for record on 02/15/2011 in Instrument 201102150012684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200607260090037; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200606280077382; Declaration of Taking of record in Book 4418, Page 491; Judgment of record in Book 4473, Page 613; Storm water Detention Agreement of record in Instrument 200407070080492; Storm water Detention Agreement of record in Instrument 200510050119710; Charter of record in Instrument 200605190059378, 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 1449 Rockglade Run, 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), 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 26th 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 S. W Land, 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 Admin. 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 Admin.

Witness my hand at office this 26th 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