SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046469 DEEDWARRSP
Recvd: 08/01/11 10:54 2 pgs
Fees:13.00 Taxes:240.13

20110801-0058668

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Davidson St Clair
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Helen Prater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2011.

Linda M. Cronin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINDA M. CRONIN, Notary Public
State of Michigan, County of St. Clair
My commission expires May 10, 2013
Acting in the, County of St Clair

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
Helen Prater	same as owner	042070A04200CO
(NAME)	(NAME)	
817 Heritage Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 **Helen Prater, a single person**, 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 Lot No. 206, on the revised plan of Heritage Square Phase Two, of record in Plat Book 5200, Page 378, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Roger Head, unmarried by Deed from Josephine G. Melton, unmarried, dated 08/15/2007 and filed for record on 08/27/2007 in Instrument 200708270102676, 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 05/06/2011 and filed for record on 05/11/2011 in Instrument 201105110036037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 5200, Page 378; Restrictions of record in Book 5722, Page 248; Restrictions of record in Book 5752, Page 884; Deed of Conveyance of record in Book 5866, Page 40; Quitclaim Deed to The Homeowner's Association of record in Book 5947, Page 40; Charter of record in Book 7894, Page 686, 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 817 Heritage Circle, Madison, TN 37115
(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~~ 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 ~~29th~~ 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