SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110049777 DEEDWARRSP
Recvd: 08/15/11 10:24 2 pgs
Fees:13.00 Taxes:388.28

20110815-0062677

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 $104,940.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/3/12

(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
Be A Helping Hand Foundation	Be a Helping Hand Foundation	08111061200
(NAME)	(NAME)	
1812 Osage Street	827 W. Mckennie Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37206	
(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 **Be A Helping Hand Foundation**, 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 Lot No. 2 on the final plat of 254 Harding Addition, of record in Instrument 200703200033573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Katrina R. Land, unmarried by Deed from Marquice Patton, unmarried, dated 03/27/2008 and filed for record on 04/01/2008 in Instrument 200804010032682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Housing Development Agency by Deed from Shapiro & Kirsch LLP, Substitute Trustee, dated 02/28/2011 and filed for record on 03/08/2011 in Instrument 201103080018214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 21, Page 80, Plat Book 4300, Page 27, Instrument 200703200033573;
Easement for Sanitary Sewer of record in Instrument 200708160098018, 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 1812 Osage Street, Nashville, TN 37208
(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 ~~28th~~ 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