SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/3/12

(AFFIX SEAL)

Rutherford County Tennessee Notary Public State of Rebecca A. Donoda

BILL GARRETT, Davidson County
Trans:T20110050455 DEEDWARRSP
Recvd: 08/17/11 09:38 2 pgs
Fees:13.00 Taxes:281.20

20110817-0063384

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
Adam Blake Abrams	Waterstone Mortgage Corporation	163020C08100
(NAME)	(NAME)	
1382 Rural Hill Road, 122	1133 Quail Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pewaukee, WI 53072	
(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 **Adam Blake Abrams, a single man**, 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. 81, Unit No. 122, as shown on the plan of Autumn Ridge Phase One, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200604040038533 and amended in Instruments 200604190045063 and 200611150141803, 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 Karen Hope Callicott by Deed from Newmark Homes LP, a Texas Limited Partnership, dated 06/22/2007 and filed for record on 06/27/2007 in Instrument 200706270076605, 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 01/14/2011 and filed for record on 01/19/2011 in Instrument 201101190005213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed and By-Laws filed for record in Instrument 200604040038533; Said Masterdeed was amended of record in Instrument 200604190045063 and Instrument 200611150141803; All matters set out in document including but not limited to an easement of record in Book 9340, Page 316; All matters set out in document including but not limited to an easement of record in Book 9392, Page 520; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Instrument 200409100109391; Stormwater Detention Agreement of record in Instrument 200504140041609; Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of

record in Instrument 200505090052192; Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument 200505090052194; Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument 200505090052195, 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 1382 Rural Hill Road, 122, 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 15th day of August, 2011.

Tennessee Housing Development Agency
By: S.W. Land

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 15th day of August, 2011.

Commission expires:

Notary Public

My Commission Expires:
November 5, 2014

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129