# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 10/3/12

(AFFIX SEAL)

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

**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 |
|---|---|---|
| Shakirat Olawale | Real Estate Mortgage Network, Inc. | 150090B01700CO |
| (NAME) | (NAME) | |
| 805 FOREST POINTE Circle | 499 Thornall Street, 2nd Floor | |
| (ADDRESS) | (ADDRESS) | |
| ANTIOCH, TN 37013 | Edison, NJ 08837 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20110050818 DEEDWARRSP
Recvd: 08/18/11 09:25 2 pgs
Fees:13.00 Taxes:388.50
20110818-0063819

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 **Shakirat Olawale, a single woman**, 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. 17, on the plan of First Revision, Forest Pointe, Single Family Phase II, of record in Plat Book 9700, Page 138, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tiffany N. Wade by Deed from Patricia A. Shead dated 07/03/2008 and filed for record on 07/09/2008 in Instrument 200807090070480, 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 201102150012694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 6900, Page 161, Plat Book 7900, Page 281, Plat Book 9700, Page 138; Restrictions of record in Book 7075, Page 790; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9889, Page 559; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10412, Page 567; Deed of Conveyance of record in Book 10360, Page 335; Deed of Conveyance of record in Book 10360, Page 392; Charter of record in Book 8069, Page 162; Quitclaim Deed to The Homeowner's Association of record in Book 10254, Page 490; Quitclaim Deed to The Homeowner's Association of record in Book 10254, Page 493; Charter of record in Book 11130, Page 74, 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 805 FOREST POINTE Circle, 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 16th day of August, 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. Lamb, 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 16th day of August, 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**