SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055938 DEEDWARRSP
Recvd: 09/09/11 10:10 2 pgs
Fees:13.00 Taxes:317.83
20110909-0069983

Rebecca A. Dohoda Notary Public State of Tennessee Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 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
William N. Dodds Jr.	Brand Mortgage Group, LLC	161110A16000CO
(NAME)	(NAME)	
460 Wilson Boat Deck Road	6224 Sugarloaf Parkway, Ste 200	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Duluth, GA 30097	
(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 **William N. Dodds Jr., 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 Townhouse No. 160, on the plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kyle Good by Deed from Delilah R. Works, dated 03/04/2008 and filed for record on 03/07/2008 in Instrument 200803070023530, 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 11/19/2010 and filed for record on 11/22/2010 in Instrument 201011220093173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 4460, Page 67, Plat Book 4675, Page 9; Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, as amended of record in Book 4889, Page 905; By-Laws of record in Book 7423, Page 762, said Register's Office. Said By-Laws were amended of record in Instrument 200803240029069; Storm water Detention Agreement of record in Book 9732, Page 551; Storm water Detention Agreement of record in Book 9775, Page 308; Storm water Detention Agreement of record in Book 11345, Page 59; Charter of record in Book 4729, Page 682; Quitclaim Deed to The Homeowner's Association of record in Book 4742, Page 570, 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 311 Huntington Ridge Drive, Nashville, TN 37211
(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 7th day of September, 2011.

Tennessee Housing Development Agency

By: S.W. Lamb

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 7th day of September, 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