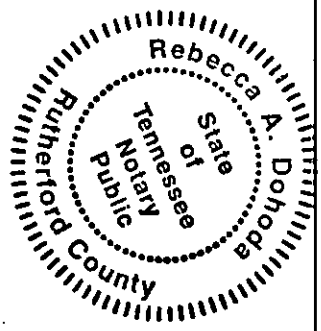
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110059144 DEEDWARR
Recvd: 09/23/11 09:40 2 pgs
Fees:13.00 Taxes:240.50
20110923-0073677



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 01-9-12

(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
Danny Lai	Danny Lai	163-05-0B-080.00
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, 246	5148 Hickory Grove Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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 **Danny Lai and wife, Amy Lai**, 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 80, as shown on the Map entitled Mill Park, Phase II, (Formerly Hickory Hollow Townhomes), a Horizontal Regime (Private Element), of Record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tennessee Housing Development Agency from Aaron Gaston (a/k/a Aaron L. Gaston), unmarried by Substitute Trustee's Deed Dated January 14th, 2011 and filed for record on January 19th, 2011, of Record in Instrument No. 20110119-0005214, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron L. Gaston from Federal National Mortgage Association aka Fannie Mae by Special Warranty Deed Dated August 7th, 2007 and filed for record on August 09th , 2007, of Record in Instrument No. 20070809-0095209, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200007060066999; All matters set out in document including but not limited to restrictions of record in Book 10719, Page 425, as amended in Book 11167, Page 757, Book 11167, Page 759, Instrument No. 200107120074528, Instrument No. 200210170127808, Instrument No. 200110160112643, Instrument No. 200205060055107, Instrument No. 2008030400217438, Instrument No. 201102080011084; Easement to Bellsouth in Book 11378, Page 991; Planned Unit Development Boundary Plat of Record in Book 9700, Page 538; Home Owners Association Charter of Record in Book 10719, Page 419; Conveyance of Common Areas to Home Owners Association of Record in Book 11221, Page 249 and in Instrument No. 200107120074529.

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 5170 Hickory Hollow Parkway, 246, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 21st day of September, 2011.

Tennessee Housing Development Agency

By: C.H. Pulley

State of Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared C.H. Pulley 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 Director of SF Programs of Tennessee Housing Development Agency, the within named bargainor, a corporation, and that he/she as such Director of SF Programs, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Director of SF Programs.

Witness my hand at office this 21st day of September, 2011.

Commission expires: My Commission Expires: November 5, 2014

Virginia M. Boles
Notary Publi

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

File No.: 01446-1357
SMG TN Warranty Deed