SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110063303 DEEDWARRSP
Recvd: 10/11/11 10:26 2 pgs
Fees:13.00 Taxes:518.00
20111011-0078892

Rebecca A. Dohoda Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/3/12

(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
Ti Khua Peng	PrimeLending, A PlainsCapital Company	172040A05800CO
(NAME)	(NAME)	
335 Hickory Trace Drive	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75252	
(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 **Ti Khua Peng and wife, Shwe Di, husband and wife Ngun Za Hmung, an unmarried 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 all of Lot No. 13, on the plan of Highlands of Brentwood, Phase Two, of record in Instrument 200002090013331, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jennifer R. Denton and husband, Sean C. Denton by Deed from Elizabeth Ashley Earnhardt Aiken formerly known as Elizabeth Ashley Aiken, unmarried, dated 07/31/2007 and filed for record on 08/03/2007 in Instrument 200708030092387, 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 06/17/2011 and filed for record on 06/21/2011 in Instrument 201106210047500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200002090013331; All matters set out in document including but not limited to restrictions of record in Book 11189, Page 612; Restrictions of record in Book 11356, Page 815, as amended of record in Book 11629, Page 906, as amended of record in Instrument 200207220087704, as amended of record in Instrument 200211210144877; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7461, Page 805; Charter of record in Book 11595, Page 872; Quitclaim Deed to The Homeowner's Association of record in Instrument 200004070035205, 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 1240 Brentwood Highlands 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 30th 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 Programs 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 Programs Admin.

Witness my hand at office this 30th day of September, 2011.

Commission expires: My Commission Expires: November 5, 2014

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