SPECIAL WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Sheryl Kinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: March 16, 2015

(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
Sheryl Kinney	Wells Fargo Home Mortgage	161100A03300CO
(NAME)	(NAME)	
5368 Village Way	3210 Lake Emma Rd, 3rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lake Mary, FL 32746	
(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 **Sheryl Kinney, a single woman**, hereinafter called the GRANTEE(S), her 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. 52, on the plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, Page 613, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Clinton E. Canal, unmarried by Deed from Jewell Hudgen, unmarried, dated 05/31/2007 and filed for record on 06/01/2007 in Instrument 200706010065438, 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 04/30/2010 and filed for record on 05/11/2010 in Instrument 201005110036269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 5200, Page 613; Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11; Agreement for Dedication of Easement for Overhead or Underground Utility Lines of record in Book 6334, Page 980; Charter of record in Book 6158, Page 352; Quitclaim Deed to The Homeowner's Association of record in Book 9718, Page 624, 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 5368 Village Way, Nashville, TN 37211

File No.: 01446-1342
SMG TN Special Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110071155 DEEDWARRSP
Recvd: 11/10/11 11:53 2 pgs
Fees:13.00 Taxes:388.50
20111110-0088066

(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), her 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), her 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 8th day of November, 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 Shi 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 8th day of November, 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