SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073581 DEEDWARRSP
Recvd: 11/21/11 11:49 2 pgs
Fees:13.00 Taxes:162.43
20111121-0090962

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/3/12

(AFFIX SEAL)

Rebecca A. Dhoda 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
Gary A. Bryant	same as owner	07511022800
(NAME)	(NAME)	
481 John Wright Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 **Gary A. Bryant, a married 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. 6B, on the plan of Zone Lot Division, Lots 4 Thru 17, Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 363 amending Plat Book 5200, Page 612, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Eric D. Bright by Deed from Lakiesha Kitchen and Larry Kitchen, both unmarried, dated 02/28/2007 and filed for record on 03/14/2007 in Instrument 200703140031380, 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 201102150012683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 5200, Page 612, Plat Book 6250, Page 363; Restrictions of record in Book 6291, Page 899, 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 680 Mercer Drive, Hermitage, TN 37076
(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 18th 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 Sharon Pinnor, 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 Servicing Manager 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 Servicing Manager.

Witness my hand and official seal this 15th day of November, 2011.

My 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