# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073611 DEEDWARRSP
Recvd: 11/21/11 12:47 2 pgs
Fees:13.00 Taxes:148.00
20111121-0090998

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 $40,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2012

(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 |
|---|---|---|
| June B. Samuels | same as owner | 136100B06200 |
| (NAME) | (NAME) | |
| 3566 Seneca Forest Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (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 **June B. Samuels**, 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 Unit No. 31 a revision of Lots 21-32, 39 and 40 on the Condominium Site Plat Lots 21-40 on the plan of Priest Lake Forest, Section 5, as of record in Plat Book 6250, Page 49 and amended in Book 9773, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Tennessee Housing Development Agency by Deed dated April 16, 2010, filed of record on April 19, 2010, from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20100419-0029037, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradford D. Thompson, unmarried by Deed dated November 29, 2007, filed of record on December 5, 2007, from Karen E. Eberhardt, of record in Instrument No. 20071205-0140709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth on the plat of record in Plat Book 5200, Page 526, amended in Plat Book 6250, Page 49 and amended in Plat Book 9773, Page 174; Declaration of Covenants, Conditions and Restrictions of record in Book 6145, Page 435; Deed to the Homeowner's Association for Common Area of record in Book 9735, Page 744; Charter Amendment of record in Book 7948, Page 628; Master Deed of record in Book 5931, Page 645, Book 6145, Page 435, amended in Book 6199, Page 270, and Instrument No. 20090602-0050792; By-Laws of record in Book 6145, Page 433, 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 3566 Seneca Forest Drive, Nashville, TN 37217
(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 18th day of November, 2011.

Tennessee Housing Development Agency

By: Sharon Sumner

State of Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Sharon Sumner 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 at office this 18th 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**