SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 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
Grissom Group LLC, A Tennessee Limited Liabiltiy Company	Grissom Group, LLC a Tennessee Limited Liability Company	133140A00800C
(NAME)	(NAME)	
420 Elysian Fields Road, Unit A8	P.O. Box 41458	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN. 37204-2842	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110077949 DEEDWARRSP
Recvd: 12/09/11 10:52 2 pgs
Fees:13.00 Taxes:144.30
20111209-0096152

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 **Grissom Group LLC, A Tennessee Limited Liabiltiy Company**, 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 Unit No. A8, on the plan of Oakcrest Condominium, now known as The Village at Grassmere, of record in Plat Book 5200, Page 413, said Register's Office and further established by the Master Deed of The Village at Grassmere, a Horizontal Property Regime, of record in Book 5884, Page 960 and amended in Book 9559, Page 939 and Instruments 200411020131823, 200606300078687 and amended and restated in Instrument 200703010025595, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ladawn D. Rogers, unmarried by Deed from Grassmere Development Company LLC, dated 04/11/2007 and filed for record on 04/13/2007 in Instrument 200704130044670, 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 07/23/2010 and filed for record on 07/26/2010 in Instrument 201007260058505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 5200, Page 413; Master Deed and By-Laws filed for record in Book 5884, Page 960, said Register's Office. Said Masterdeed was amended of record in Book 9559, Page 939 and in Instrument 200411020131823, Instrument 200606300078687, Instrument 200703010025595; Charter of record in Book 5860, Page 930, 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 420 Elysian Fields Road, Unit A8, 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 7th day of December, 2011.

TENNESSEE HOUSING DEVELOPMENT AGENCY

By: Steve Lamb, Single Family Programs Administrator

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steve Lamb with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Single Family Programs Administrator of Tennessee Housing Development Agency and that he as such Single Family Programs Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Single Family Programs Administrator.

WITNESS my hand and seal this 7th day of December, 2011.

Notary Public

My Commission Expires: My Commission Expires: November 5, 2014

VIRGINIA M. BOLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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