SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 6/13/12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120018853 DEEDWARRSP
Recvd: 03/15/12 09:18 2 pgs
Fees: 13.00 Taxes: 407.00
20120315-0022215

Rutherford County Tennessee Notary Public

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
Kurt Braundmeier	Franklin Synergy Bank	08607018400
(NAME)	(NAME)	
1608 Robards Way	3301 Aspen Grove Drive, Suite	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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 **Kurt Braundmeier, single 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 Lot No. 252 on the plan of Re-Subdivision of Lots 251 and 252 of Jackson's Retreat Phase 5-B, of record in Plat Book 6250, Page 905 as amended in Plat Book 6050, Page 322 and Book 10933, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Megan Blanck Gibson and husband Tanner Gibson by Deed from Gwendolyn Nicole Cantrell Dixon fka Gwendolyn Nicole Cantrell and husband, Darius Dixon, dated 07/30/2007 and filed for record on 08/06/2007 in Instrument 200708060093329, 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 09/23/2011 and filed for record on 09/27/2011 in Instrument 201109270074851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 6250, Page 905, Plat Book 6050, Page 322, Book 10933, Page 616; Restrictions of record in Book 6806, Page 256; By-Laws of record in Book 5745, Page 294; Charter of record in Book 5745, Page 283, 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 1608 Robards Way, Hermitage, TN 37076

File No.: 01446-1460
SMG TN Special Warranty Deed

(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 24th day of February, 2012.

TENNESSEE HOUSING DEVELOPMENT AGENCY

X _____

Sharon Pommer
Single Family Program Servicing Manager

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 24th day of February, 2012.

Notary Public Jennifer Tate
My Commission Expires: 11-23-15

JENNIFER TATE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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