SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 10/3/12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120024476 DEEDWARRSP
Recvd: 04/04/12 11:12 2 pgs
Fees:13.00 Taxes:388.50
20120404-0028650

Rebecca A. Bohanon Notary Public State of Tennessee 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
Mark Richardson	Mortgage Investors Group	075120F06300CO
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 239	8320 E. Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(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 **Mark Richardson, an unmarried 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 Unit No. 239, as shown on the plan of Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 20050525005911 9 and amended in Instrument 200801030000699, 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 Declaration, 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 Nathan Brooks, an unmarried individual by Deed from Marquis Homes LLC, a limited liability company, dated 06/29/2007 and filed for record on 07/05/2007 in Instrument 200707050080221, 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 201102150012690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200505170055768; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200505250059119, as amended of record in Instrument 200801030000699, 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 735 Tulip Grove Road, Unit 239, 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 2nd day of April, 2012.

TENNESSEE HOUSING DEVELOPMENT AGENCY

By: 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 2nd day of April, 2012.

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