SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120029773 DEEDWARRSP
Recvd: 04/24/12 09:13 2 pgs
Fees:13.00 Taxes:296.00

20120424-0034856

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 10/3/12

(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
Clinton Walker		151010A01400CO
(NAME) 3753 Waterford Way	(NAME) 3749 Waterford Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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 **Clinton Walker and Stacey Walker, husband and wife**, 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. 14 on the plan of Chatham Pointe, of record in Plat Book 6900, Page 444-447, 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 Mark E. Fletcher, unmarried by Deed from THI, LLC, dated 08/13/2007 and filed for record on 08/17/2007 in Instrument 200708170098415, 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 08/26/2011 and filed for record on 08/30/2011 in Instrument 201108300066984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 6900, Page 444, Plat Book 6900, Page 445, Plat Book 6900, Page 446, Plat Book 6900, Page 447; Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, as amended of record in Book 7538, Page 792, as amended of record in Book 7599, Page 812, as amended of record in Book 8667, Page 381; By-Laws of record in Book 8679, Page 446; Deed of General Warranty, Flowage Easement and Roadway Easement of record in Book 3891, Page 476; Deed of Conveyance of record in Book 7748, Page 440; Deed of Conveyance of record in Book 7748, Page 444; Deed of Conveyance of record in Book 7748, Page 493; Deed of Conveyance of record in Book 9698, Page 51; Deed of Conveyance of record in Book 9698, Page 104; Charter of record in Book 7597, Page 977; Quitclaim Deed to The Homeowner's Association of record in Book 7683, Page 718, 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 3753 Waterford Way, Antioch, TN 37013
(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 20th day of April, 2012.

Tennessee Housing Development Agency

By: S. W. Lamb

State of Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared S. W. Lamb, 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 SF Program Admin 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 SF Program Admin.

Witness my hand at office this 20th day of April, 2012.

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