SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 10/3/12

(AFFIX SEAL)

RETURN TO
Birchfield Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01446-1575

Rebecca A. Donoho 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
Scott B. Sanders	Regions Bank/DBA Regions Mortgage	163160A10800CO
(NAME)	(NAME)	
2004 Ethan Lane	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120032863 DEEDWARRSP
Recvd: 05/04/12 09:44 2 pgs
Fees:13.00 Taxes:284.53
20120504-0038429

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 **Scott B. Sanders, 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. 228, as shown on the plan of Phase Two, Provincetown, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Supplemental Declaration of record in Instrument 200506090066104 and further established by the Declaration of record in Instrument 200311190168785, 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 Titrina C. Taylor, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership, dated 11/15/2006 and filed for record on 11/17/2006 in Instrument 200611170142993, 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 07/29/2011 and filed for record on 08/02/2011 in Instrument 20110802005907 3, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Instrument 200807290077388; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200311190168785, said Register's Office. Amended in Instrument 200506090066104; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7306, Page 109; All matters set out in document including but not limited to an easement of record in Instrument 200305230070692; Storm Water Detention Agreement of record in Instrument 200309100132288; Development and Easement Agreement and Agreement to Share Costs of record in Instrument 200311240170577; Quitclaim Deed to The Homeowner's Association of record in Instrument 200508030091277;

Quitclaim Deed to The Homeowner's Association of record in Instrument 200802260018727, 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 2004 Ethan Lane, 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 3rd day of May, 2012.

TENNESSEE HOUSING DEVELOPMENT AGENCY

Steven Lamb aka S.W. Lamb
Single Family Program Administrator

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 to be Single Family Program Administrator of Tennessee Housing Development Agency and that he as such Single Family Program Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Single Family Program Administrator.

WITNESS my hand and seal this 3rd day of May, 2012.

Notary Public
My Commission Expires: 11-25-15

JENNIFER TATE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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Murfreesboro, TN 37129