SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060785 DEEDWARRSP
Recvd: 08/15/12 10:04 2 pgs
Fees:13.00 Taxes:185.00
20120815-0072955

Rebecca Rutherford County State of Tennessee Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(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
Vernon S. Dickerson	Regions Bank D/B/A Regions Mortgage	07307020900
(NAME)	(NAME)	
217 Holt Hills Road	2050 Parkway Office Circle, RCN-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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 **Vernon S. Dickerson aka Vernon Scott Dickerson, 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 Lot No. 56-B, on the plan of Zone Lot Division, Lots 54, 55, 56, 57 and 58, Section One, Cabin Hill, of record in Plat Book 6250, Page 154 amending Plat Book 5200, Page 581, said 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 Trenton Tisdale, unmarried by Deed from Mary Lee Blair, dated 08/24/2007 and filed for record on 08/30/2007 in Instrument 200708300103980, 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 01/06/2012 and filed for record on 01/18/2012 in Instrument 201201180004831, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth per Plat Book 5200, Page 581, Plat Book 6250, Page 154; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6430, Page 508, as amended of record in Book 9412, Page 317; Deed of Conveyance of record in Book 6181, Page 107; Deed of Conveyance of record in Book 6209, Page 475; Deed of Conveyance of record in Book 6407, Page 273; Charter of record in Book 6560, Page 154, 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 2222 Cabin Hill Road, Unit B, Nashville, TN 37214
(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 August, 2012.

TENNESSEE HOUSING DEVELOPMENT AGENCY

Steve Lamb aka S. W. 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, 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 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 August, 2012.

Notary Public
My Commission Expires: 11-5-14

REBECCA R. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

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