File No. 212132

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000693 DEEDWARRSP
Recvd: 01/03/13 12:15 2 pgs
Fees:13.00 Taxes:255.30
20130103-0000826

Rebecca A. Davis — State of Tennessee Notary Public — Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Pride and Brittany L. Pride	Same as owner c/o Joann Pucciarelli moore	075-14-0-090.00
(NAME) 8207 Terry Lane	(NAME) 1285 N. Mt. Juliet Rd	
(ADDRESS) Hermitage, TN. 37076	(ADDRESS) mt Juliet, TN. 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, it's successors, **Tennessee Housing Development Agency**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josh Pride and Brittany L. Pride, husband and wife**, HEREINAFTER CALLED THE GRANTEES, their HEIRS AND 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 37 on the Plan of Hermitage Estates, Section Four, Being a Resubdivision of Lot 174 & Reserved Parcels J & K of record in Book 3700, Page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee of record in Instrument 20120224-0016149, Register's Office for Davidson County, Tennessee, dated February 17, 2012, recorded February 24, 2012.

Being the same property conveyed to David Lee Thompson by Quitclaim Deed from Crystal Thompson of record in Instrument 20081028-0107331, Register's Office for Davidson County, Tennessee, dated October 24, 2008, recorded October 28, 2008. Being the same property conveyed to David Lee Thompson by Warranty Deed from John W. Adams, Jr. and wife, Linda Carol Adams of record in Instrument 20070711-0082491, Register's Office for Davidson County, Tennessee, dated June 29, 2007, recorded July 11, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 148; Restrictions of record in Book 4182, Page 78 and Book 4140, Page 232, in the Register's Office for Davidson County, Tennessee.

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 8207 Terry Lane Hermitage, TN. 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and 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 does hereby covenant with GRANTEES that GRANTOR 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 does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 28th day of December, 2012.

Tennessee Housing Development Agency

By: Steven Lamb aka S.W. Lamb
Single Family Programs Administrator

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Steven Lamb aka 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 the Single Family Programs Administrator, of Tennessee Housing Development Agency, the within named bargainor, an Tennessee Corporation, and that he as such Single Family Programs Administrator, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation, by himself as Single Family Programs Administrator.

Witness my hand and official seal, this the 28th day of December, 2012.

Notary Public

My Commission Expires: **My Commission Expires: June 21, 2016**

CASEY L. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File #: 212132
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129