File No. 213560

BILL GARRETT, Davidson County
Trans:T20130095511 DEEDWARRSP
Recvd: 11/08/13 09:16 2 pgs
Fees:13.00 Taxes:259.00
20131108-0115906

SPECIAL WARRANTY DEED

Rebecca A. Dohoda
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 $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/23/14
(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
RPA4, LLC	Same as owner	165-14-0-104.00
(NAME) 5001 Plaza on the Lake #200	(NAME)	
(ADDRESS) Austin, TX 78746	(ADDRESS)	
(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 **RPA4, LLC**, HEREINAFTER CALLED THE GRANTEE, 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. 97 on the Plan of Section Seven, Peppertree Forest, of record in Plat Book 7900, Page 322, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathey C. Broome, unmarrid by Warranty Deed from Lisa A. Miller, unmarried, of record in Instrument No. 20071121-0136352, Register's Office for Davidson County, Tennessee, dated November 16, 2007 and recorded on November 21, 2007; and

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee of record at Instrument No. 20130719-0075185, Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 19, 2013.

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.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 322; Restrictions of record in Book 8491, Page 559 and Book 8757, Page 623, 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 4909 Deerhaven Drive, 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 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 7th day of November, 2013.

Tennessee Housing Development Agency

By: Virginia Boles, Servicing Coordinator

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Virginia Boles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Servicing Coordinator, of Tennessee Housing Development Agency, the within named bargainor, an Tennessee Corporation, and that she as such Servicing Coordinator, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation, by herself as Servicing Coordinator

Witness my hand and official seal, this the 7th day of November, 2013.

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

Effective Date: November 7th, 2013

File #: 213560
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129