File No. 213649

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130099228 DEEDWARRSP
Recvd: 11/22/13 09:55 2 pgs
Fees:13.00 Taxes:314.50
20131122-0120360

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 $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st 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
Latoya Murphy	CMG Mortgage, Inc.	163-02-0-C-084.00CO
(NAME) 1382 Rural Hill Road, Suite 116	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(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 **Latoya Murphy, single woman**, HEREINAFTER CALLED THE GRANTEE, her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Hamilton** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 84, Unit No. 116, as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said unit.

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 No. 20130730-0079006, Register's Office for Davidson County, Tennessee, dated July 26, 2013 and recorded on July 30, 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.

Master Deed and By-Laws establishing a Horizontal Property Regime With Private Elements for Autumn Ridge Townhomes, of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167; Charter of Autumn Ridge Townhomes Homeowners' Association, Inc. attached as Exhibit "C" to the Master Deed and By-Laws of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167; Subject to all matters shown on the Plan of Townhomes Property Line Exhibit of Autumn Ridge Phase I, attached as an Exhibit to the Master Deed and By-Laws of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167; Sanitary sewer easement of record in Instrument Number 20050509-0052192, 20050509-0052194 and 20050509-0052195; Storm water detention agreement of record in Instrument Number 20050414-0041609;Deed and easement to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 9392, Page 520, 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 1382 Rural Hill Road, Unit 116, 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 21stth day of November, 2013.

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 SFP Administrator of Tennessee Housing Development Agency, the within named bargainor, an Tennessee 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 SFP Administrator

Witness my hand and official seal, this the 21st day of November, 2013.

Casey L Greer
Notary Public

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

CASEY L. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 213649
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129