BILL GARRETT, Davidson County
Trans:T20130100519 DEEDWARRSP
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20131127-0121832

This Instrument Prepared by and returned to:
Lillian R. Gilmer, Esq.
RENO & CAVANAUGH, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

ADDRESS NEW OWNER:
Sharonda Parrish
3188 Lauren Evelyn Way
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Habitat for Humanity of Greater Nashville
2950 Kraft Drive, Suite 100
Nashville, Tennessee 37204

MAP AND PARCEL:
050-11-0A-074.00-CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEKIA GREEN**, (hereinafter called the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **SHARONDA PARRISH**, an individual (hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Timberwood Cluster Lot Development, of record as Instrument Nos. 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NEKIA GREEN, by deed from NASHVILLE AREA HABITAT FOR HUMANITY, INC., of record in Instrument No. 20091125-0108230, dated November 19, 2009, said Register's Office.

The above-referenced land is improved property known as 3188 Lauren Evelyn Way, Nashville, Tennessee 37207 (the "Property").

This conveyance is made subject to the following:

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 050-11-0A-074.00-CO.

2. Deed of Trust executed by NEKIA GREEN to B. ANTHONY SAUNDERS, Trustee, of record in Instrument No. 20091125-0108231, said Register's Office, dated November 19, 2009, to secure to NASHVILLE AREA HABITAT FOR HUMANITY, INC. an indebtedness in the amount of $93,000.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

   The Deed of Trust was assigned to TENNESSEE HOUSING DEVELOPMENT AGENCY, of record in Instrument No. 20091125-0108232, said Register's Office.

3. Matters shown on the Plan of record as Instrument Nos. 20080211-0013669, 20080211-0013670 and 20080211-0013671, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument No. 20070501-0051523, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20080211-0013672, amended in Instrument No. 20100202-0008170, Instrument No. 20100316-0019843 and Instrument No. 20100910-0072176, which amendment was

corrected by Scrivener's Affidavit in Instrument No. 20100929-0077630, said Register's Office.

6. Restrictive Covenants contained in instrument of record in Instrument No. 20091125-0108230, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

In addition to the encumbrances listed above, this conveyance is made subject to the following covenants and restrictions, which shall be binding upon the Grantee herein, and her heirs, assigns and subsequent grantees, it being the intent of Grantor that these covenants and restrictions run with the Property.

NON-DISCRIMINATION

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another proposed involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind or account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

OWNER RETENTION

Grantee hereby grants to Habitat for Humanity of Greater Nashville ("**HABITAT**") for a period of thirty (30) years from the date hereof the first right of refusal concerning any bona fide offer to purchase the Property. That is, prior to conveying the Property or any interest therein to anyone, Grantee must give Habitat written notice of the terms of the conveyance and reasonable evidence that the proposed conveyance is serious and legitimate. Within thirty (30) calendar days of receiving Grantee's written notice of the proposed conveyance, Habitat will inform Grantee of whether Habitat is willing to take title of the Property under similar terms as the proposed sale. Any amount to be paid to Grantee pursuant to this paragraph shall be reduced by the amounts outstanding under any promissory note(s) made by Grantee payable to the order of Habitat. This covenant shall also run with the land.

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WITNESS my hand this 19th day of November, 2013.

GRANTOR:

NEKIA GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nekia Green,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2013

NOTARY PUBLIC

My Commission expires: May 3 2016

JEFFREY J. McGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2013.

Notary Public

My Commission expires: May 3 2016

JEFFREY J. McGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016