BILL GARRETT, Davidson County
Trans:T20140005880 DEEDWARRSP
Recvd: 01/27/14 09:41 2 pgs
Fees:13.00 Taxes:373.70

20140127-0007100

File No. 213604

# SPECIAL WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2014

Notary Public

MY COMMISSION EXPIRES: 10-2-17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 W. Northfield Blvd., Suite 2
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Wayne Jenkins | Everett Financial, Inc. D/B/A Supreme Lending | 181-02-0A-080.00 |
| (NAME) | (NAME) | |
| 8401 Callabee Way, Unit 10 | 14801 Quorum Drive, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Dallas, TX 75254 | |
| (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 **Brian Wayne Jenkins, unmarried man**, 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 Unit No. D-10 of Lenox Creekside, Phase 1 , a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside, Phase 1, of record in Instrument No. 20060306-0025686, as amended by First Amendment in Instrument No. 20060606-0066938 and supplemented in First Supplement in Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and by By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof. Said unit being shown as part of Exhibits E1, E2 and E3 to said Master Deed, and to which reference is hereby made for a more complete description said unit.

Being the same property conveyed to Kelly L. Ewing, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record at Instrument No. 20070419-0046940, Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on April 19, 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. 20130730-0079007, 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.

Subject to all matters shown on the Exhibit Plat of Lenox Creekside, Phase 1, of record as Exhibits E1, E2 and E3, of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, as supplemented in Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967; Master Deed establishing a Horizontal Property Regime of Lenox Creekside of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, supplemented in Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967; Charter of Lenox Creekside Condominium Owners Association, Inc., of record in Instrument No. 20060227-0022558, and also shown as Exhibit "B" of Instrument No. 20060306-0025686; Rights of Way and Easements to Gulf Interstate Gas Co. of record in Book 2203, Page 579 and Book 2244, Page 11, Register's Office for Davidson County, Tennessee, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, Page 299; Agreement for Dedication of Easement for Sanitary Sewers

and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, Page 914; Stormwater Detention Agreement of record in Instrument No. 20060206-0014635, 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 8401 Callabee Way, Unit 10, 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 23rd day of January, 2014.

Tennessee Housing Development Agency

By: William ClenDening
Assistant Director, SF Programs

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared William ClenDening 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 Asst. Director, SF Programs of Tennessee Housing Development Agency. the within named bargainor, an Tennessee Corporation, and that he/she as such Asst. Director, SF Programs, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation, by himself/herself as Asst. Director, SF Programs.

Witness my hand and official seal, this the 23rd day of January, 2014.

Notary Public

My Commission Expires: June 21, 2016

CASEY L. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 213604
**RECORD & RETURN TO:**
**SOLOMON PARKS TITLE & ESCROW, LLC**
**1535 WEST NORTHFIELD BLVD. SUITE 2**
**MURFREESBORO, TN 37129**