File No. 214801

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019733 DEEDWARRSP
Recvd: 03/25/14 09:50 2 pgs
Fees:13.00 Taxes:218.30
20140325-0024312

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 $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2014.

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 2
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent White and Jenny White	~~Kent White~~ Jenny White	096070A02800CO
(NAME) 324 Stewarts Ferry Pike	(NAME) 2819 Lunar Lane	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN. 37214	
(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 **Kent White and Jenny White, husband and wife**, HEREINAFTER CALLED THE GRANTEE, her 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. 1, Unit 1, on the Plan of Bianca Square of record in Plat Book 5800, Page 101, with Condominium Site Plan showing in Plat Book 5200, page 661, 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 Leah Mc Neil by Deed from Property Asset Management, Inc., of record at Instrument No. 20080305-0021973, Register's Office for Davidson County, Tennessee, dated January 24, 2008 and recorded March 05, 2008.

Being the same property conveyed to Tennessee Housing Development Agency, it's successors and assigns, by Deed from J. Phillip Jones, Substitute trustee, of record at Instrument No. 20131118-0118836, Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 18, 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 5800, Page 101, with Condominium Site Plan showing in Plat Book 5200, page 661; Master Deed establishing a Horizontal Property Regime of Bianca Square of record in Book 6162, Page 195, as amended in Book 6165, page 566 and Book 9885, page 208;By-Laws of record in Book 6162, Page 211, as amended in Book 6225, page 906; Amendment to add utility and drainage easement to lots 5 and 6 of record in Book 6055, Page 760;Charter of record in Book 6168, Page 507, 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 324 Stewarts Ferry Pike, Nashville, TN 37214
(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 21st day of March, 2014.

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 21st day of March, 2014.

Notary Public

My Commission Expires: June 21, 2016

CASEY L. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File #: 214801
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129