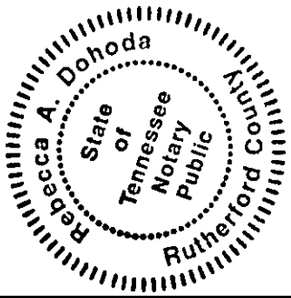
BILL GARRETT, Davidson County
Trans: T20140029024 DEEDWARRSP
Recvd: 04/29/14 09:41 2 pgs
Fees: 13.00 Taxes: 547.60
20140429-0035773

File No. 214777

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 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
Samuel Yilema	U.S. Bank, N.A.	149150A43900CO
(NAME)	(NAME)	
1744 Bridgecrest Drive	7601 Penn Avenue S., Suite A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, MN 55423	
(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 **Samuel Yilema, a single man**, HEREINAFTER CALLED THE GRANTEE, his 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. 153 on the Plan of Phase Six, Cambridge Forest of record in Instrument Number 20070430-0051165, 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 Angel Alberto Ramos, married and Gissele Marie Zabala, married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20080417-0039392, Register's Office for Davidson County, Tennessee, dated 4/8/2008; and recorded 4/18/2008.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee of record in Instrument No 20131023-0110581, Register's Office for Davidson County, Tennessee, dated 10/18/2013 and recorded 10/23/2013.

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 6900, Page 561: Declaration of Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, Instrument No. 20021023-0130058, Instrument No. 20020221-0022797, Instrument No. 20061025-0132073, Instrument No. 20070409-0041417, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463 and Instrument No. 20130225-0018348; Charter for Cambridge Forest HOA of record in Book 10343, Page 769; Storm water detention agreement of record in Book 7632, Page 962 and Book 10805, Page 497; Ingress & egress easement to Morgan Cemetary of record in Book 1207, Page 529; Indemnity agreement of record in Instrument Number 20050413 0041295; Sewer & drainage easements of record in Book 6881, Page 320, Book 7453, Page 445, Book 8795, page 158; Agreement of record in Book 1147, Page 148; Roadway easement agreement of record in Plat Book 3, Page 26, 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 1744 Bridgecrest 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 24th day of April, 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 24th day of April, 2014.

VIRGINIA B. SOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires:
November 5, 2014

File #: 214777
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129