File No. 214962

SPECIAL WARRANTY DEED

LYNDA L. MARVEL
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 $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-16-14

(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

BILL GARRETT, Davidson County
Trans:T20140040811 DEEDWARRSP
Recvd: 06/10/14 13:53 2 pgs
Fees:13.00 Taxes:444.00

20140610-0050410

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sheffield and Cigdem Sheffield, Trustees of the Sheffield Family Trust, dated 4/24/2013	John Sheffield and Cigdem Sheffield, Trustees of the Sheffield Family Trust, dated 4/24/2013	092-16-0-B-056.00CO
(NAME) 900 19th Ave. South, #507	(NAME) 120 Buckhead Court	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood, TN 37027	
(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 **John Sheffield and Cigdem Sheffield, Trustees of the Sheffield Family Trust, dated 4/24/2013**, HEREINAFTER CALLED THE GRANTEES, their 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 Unit No. 507, Level 7 of University Square Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 7051, page 529, and amended in Book 7119, page 884, Register's Office for Davidson County, Tennessee, together with the undivided percent interest in the common elements appurtenant to said unit, as set forth in "Exhibit A" of said Master Deed, the plat of which is of record in Plat Book 6900, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and including Parking Space 14, Ground Level of said Condominium Development.

Being the same property conveyed to Lindsay Walleman by Warranty Deed from Larry E. Carlson and wife, Carol J. Carlson, of record in Instrument No. 20071106-0131126, Register's Office for Davidson County, Tennessee, dated October 29, 2007 and recorded on November 6, 2007.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from Jessica D. Binkley, Substitute Trustee, of record in Instrument No. 20140212-0012285, Register's Office for Davidson County, Tennessee, dated February 7, 2014 and recorded on February 12, 2014.

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 124; Master Deed establishing a Horizontal Property Regime of University Square of record in Book 7051, Page 529, as amended in Book 7119, page 884; Charter of University Square Homeowners Association of record in Book 7078, Page 443; By-Laws of University Square Homeowners Association of record in Book 7051, Page 559; Easement to NES of record in Instrument Number 20130906-0094167, 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 900 19th Ave. South, Nashville, TN 37212
(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 6th day of June, 2014.

Tennessee Housing Development Agency

By: Virginia McB

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 6th day of June, 2014.

Notary Public

My Commission Expires: 11/6/2017

S W LAMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 214962
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129