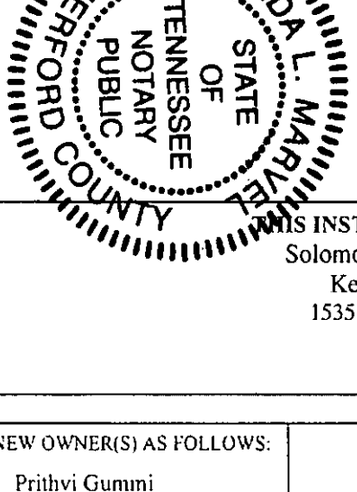
BILL GARRETT, Davidson County
Trans:T20140043383 DEEDWARRSP
Recvd: 06/19/14 09:15 2 pgs
Fees:13.00 Taxes:425.50

20140619-0053454

File No. 214921

# SPECIAL WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th 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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Prithvi Gummi | Harpeth Mortgage, LLC. | 075-12-0F-028.00 |
| (NAME) 735 Tulip Grove Road, # 210 | (NAME) 2021 Gallatin Pike North, Suite 280 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Madison, TN 37115 | |
| (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 **Prithvi Gummi, a single mann**, 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 28, AKA Unit 210, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to LaDonna Mendez, un unmarried woman, by Special Warranty Deed from Marquis Homes, LLC., a limited liability company, of record in Instrument No. 20070409-0041534, Register's Office for Davidson County, Tennessee, dated March 29, 2007, and recorded on April 9, 2007. Refer to Substitution of Trustee dated January 27, 2014, and recorded on January 31, 2014, of record in Instrument No. 20140131-0008703, Register's Office for Davidson County, Tennessee.

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 Number 20140325-0024263, Register's Office for Davidson County, Tennessee, dated March 21, 2014, and recorded on March 25, 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 Boundary Plat of record in Instrument Number 20050517-0055768; Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument Number 20080103 0000699; and Instrument Number 20120521-0043906; Plumbing Permit of record in Book 10413, Page 841; Easement for sanitary sewers of record in Book 4123, Page 640; Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, 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 735 Tulip Grove Road, Hermitage, TN 37076
(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 17th day of June, 2014.

Tennessee Housing Development Agency

By: S W Lamb

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 17h day of June, 2014.

Casey L Greer

Notary Public

My Commission Expires: June 21, 2016

CASEY L. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 214921
**RECORD & RETURN TO:**
**SOLOMON PARKS TITLE & ESCROW, LLC**
**1535 WEST NORTHFIELD BLVD. SUITE 2**
**MURFREESBORO, TN 37129**