File No. 2141269

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,500.00

Michael Gomez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

Rutherford County Rebecca A. Dohoda State of Tennessee Notary Public

BILL GARRETT, Davidson County
Trans:T20140073895 DEEDWARRSP
Recvd: 10/01/14 14:02 2 pgs
Fees:13.00 Taxes:246.05
20141001-0090656

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
Willy J. Gomez and Michael Gomez and Carolyn Gomez	same as owner	133140A01100CO
(NAME) 420 Elysian Fields Road, Unit #A-11	(NAME) 2016 Paddock Park Dr	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Thompsons Station, TN. 37179	
(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 **Willy J. Gomez and Michael Gomez and Carolyn Gomez** 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. A11 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, as amended in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium of record in Book 5200, Page 413, Register's Office for Davidson County, Tennessee for a more complete identification and description of such units.

Being the same property conveyed to Kerri M. Holt, unmarried by deed from Grassmere Development Company, LLC of record in Instrument No. 20070501-0051905, Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on May 1, 2007.

Being the same property further conveyed to Tennessee Housing Development Agency by deed from J. Jessica D. Binkley, Substitute Trustee of record in Instrument No. 20140630-0057335, Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on June 30, 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 Oakcrest Condominium of record in Plat Book 5200, Page 413; Master Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, page 960, as amended in Book 9559, page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and as amended and restated in Instrument No. 20070301-0025595; By-laws of record in Book 5884, Page 996; Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930; Lease Agreement of record in Book 11578, Page 203, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, 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 420 Elysian Fields Road, Unit #A-11, Nashville, TN 37211
(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 29th day of September, 2014.

Tennessee Housing Development Agency

By: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared SW 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 29th day of September, 2014.

Casey L Greer
Notary Public

My Commission Expires: June 21, 2016

CASEY L. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2141269
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129