File No. 2141375

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150008756 DEEDWARRSP
Recvd: 02/04/15 10:00 2 pgs
Fees: 13.00 Taxes: 360.75
20150204-0010402

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 $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2015

Notary Public

MY COMMISSION EXPIRES: 5/23/19

(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
Herman Bohr	Herman Bohr	074-16-0-067.00
(NAME) 217 Bonnabrook Drive	(NAME) 109 Islandia Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37217	
(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 **Herman Bohr.** 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. 418 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Page (s) 1 and 2, 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 Kimberly M. Moore by deed from Lisa A. Brewer f/k/a Lisa Ann Warrick and husband, David Brewer of record in Instrument No. 20080325-0030001 Register's Office for Davidson County, Tennessee, dated March 20, 2008 and recorded on March 25, 2008.

Being the same property conveyed to Tennessee Housing Development Agency by deed from J. Phillip Jones, Substitute trustee of record in Instrument No. 20140909-0082264 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 09, 2014.January 2, 2013, and recorded on January 11, 2013, Register's Office for Sequatchie County, Tennessee.

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 3300, Page (s) 1 and 2; Restrictive Covenants of record in Book 3222, Page 154, 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 217 Bonnabrook Drive, 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 3rd day of February, 2015.

Tennessee Housing Development Agency

By: S. Lamb

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared S. 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 3rd day of February, 2015.

Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES:
September 10, 2018

File #: 2141375
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129