SPECIAL WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,250.00

Sydney Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TENNESSEE VETERANS HOUSING ASSISTANCE PROGRAM, INC.	New Owner	
(NAME)	(NAME)	086110A06400CO
216 CENTERVIEW DR., STE 317		
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **SKARLETT JUSTINE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TENNESSEE VETERANS HOUSING ASSISTANCE PROGRAM, INC.**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3, BUILDING 1, RAINTREE VILLAGE CREATED UNDER CHAPTER 27, TITLE 64 OF THE TENNESSEE CODE ANNOTATED AND ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4753, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY AND AMENDED AND MODIFIED BY AMENDMENT OF RECORD IN BOOK 4980, PAGE 378, REGISTER'S OFFICE FOR SAID COUNTY AND AS SHOWN ON THE REVISED PLAN OF PHASE 2 AND 2A, HERMITAGE WOODS CONDOMINIUM APARTMENTS, AS OF RECORD IN PLAT BOOK 4860, PAGE 62 THROUGH 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBYMADE FOR A MORE COMPLETE DESCRIPTION OF SUCH UNIT. GARAGE NUMBER 1-3-G, IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SKARLETT JUSTINE BY TRUSTEE'S DEED AS OF RECORD IN INSTRUMENT NO. 20120705-0058954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*****SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.***

THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN BOOK 4753, PAGE 140; BOOK 4980, PAGE 378; PLAT BOOK 4860, PAGES 62-64 SAID REGISTER'S OFFICE; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN; C) 2014 AND 2015 COUNTY PROPERTY TAXES; D) ANY HOMEOWNERS ASSOCIATION DUES OR ASSESSMENTS/FINES.

This is
( ) unimproved
(X) improved

property known as 119 HERMITAGE WOODS DR., HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150022118 DEEDWARRSP
Recvd: 03/26/15 11:00 2 pgs
Fees:13.00 Taxes:193.33
20150326-0026001

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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.

Witness my/our hand(s) this 17th day of March, 2015.

Skarlett Justine

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Skarlett Justine**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2015.

Notary Public

My Commission Expires: 10/11/16

BRIAN FISCHER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124054105
MY COMMISSION EXPIRES OCTOBER 11, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212