File No. 2152361

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 5-16-16
(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
Tzunami Holdings, LLC, a Tennessee limited liability company	Tzunami Holdings, LLC, a Tennessee limited liability company	075-08-0A-037.00
(NAME) 828 High Point Ridge Road	(NAME) 828 High Point Ridge Road	
(ADDRESS) Franklin, TN 37069-4767	(ADDRESS) Franklin, TN 37069-4767	
(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 **Tzunami Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, 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. 136, on the plan of Brooke Castle Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Book 6519, Page 747, in the Register's Office for Davidson County, Tennessee, Together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6250, Page 627, revised in Book 6250, Page 691, and corrections in Book 6680, Page 905 and Book 6919, Page 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20150408-0030726 Register's Office for Davidson County, Tennessee, dated April 03, 2015 and recorded on April 08, 2015.

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 6250, Page 156 amended in Book 6250, page 627; Book 6680, page 905; Book 6727, page 762; Book 6919, page 571 and Book 6250 page 691; Master Deed establishing a Horizontal Property regime of Brooke Castle Condominiums Homeowners Association, and recorded in Book 6519, page 747; Restrictions of record in Book 10007, Page 272 and Book 10093, page 527; Easement (s) to Cumberland Water Company, as set forth of record in Book 4106, Page 812 and Book 4106, page 816; Easement (s) to Metropolitan Government of Nashville of record in Book 6634, Page 229; Charter of Brooke Castle Condominiums Homeowner's Association of record in Book 6519, Page 739; amended in Book 7570, page 312 and Book 7866, page 374; QuitClaim Deed for common areas to Brooke Castle Condominiums Homeowner's Association of record in Book 6883, Page 759; Easement for retention basin of record in Book 6513, Page 857, 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.

BILL GARRETT, Davidson County
Trans:T20150103122 DEEDWARRSP
Recvd: 12/07/15 10:01 2 pgs
Fees:13.00 Taxes:251.60
20151207-0122869

unimproved ☐

This is improved ☒ property, known as 136 Brooke Castle 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 4th day of December, 2015.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Casey L Greer, a Notary Public of the state and county mentioned, personally appeared SW Lamb, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~ is the SF Program Administrator for **Tennessee Housing Development Agency**, a political subdivision and instrumentality of the State of Tennessee, the within named bargainer, and that he/~~she~~ as such representative for the **Tennessee Housing Development Agency**, the within named bargainer, executed the foregoing instrument for the purposes contained therein, by signing the name of the **Tennessee Housing Development Agency** as SF Program Administrator.

Witness my hand and seal, at office, in Nashville, Tennessee on the 4th day of December, 2015

_____
Notary Public

My commission expires: _____ **My Commission Expires: June 21, 2016**

CASEY L. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **2152361**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129