BILL GARRETT, Davidson County
Trans:T20160010848 DEEDWARRSP
Recvd: 02/09/16 09:25 2 pgs
Fees:13.00 Taxes:370.00
20160209-0012323

This Instrument Was Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
JIM L DIXSON JR 5978 MONROE CROSSING ANTIOCH, TN 37013	SAME	163160A17900CO

SPECIAL WARRANTY DEED

STATE TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATIONE OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **Tennessee Housing Development Agency** herein referred to as Grantor, does hereby convey, assign, and warrant unto **JIM L. DIXSON JR, AN UNMARRIED MAN** hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Property located in the County of Hamilton, Tennessee:

Being Unit No. 317 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tennessee Housing Development Agency from J. Phillip Jones, Substitute Trustee, by Substitute Trustee's Deed dated September 18, 2015 and of record in Instrument No. 20150923-0096546, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Katrina Lenita Burnett, an unmarried woman, from Centex Homes, a Nevead General Partnership, by Warranty Deed dated February 23, 2007 and of record at Instrument No. 20070227-0024155, said Register's Office.

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY CONVEY CONVENANT with the Grantee, except as above noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

The Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is

purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 4th day of FEBRUARY, 2016.

Tennessee Housing Development Agency
By: S.W. Lamb
For: **Tennessee Housing Development Agency**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared S.W. Lamb whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is SFP Administrator (position) of **Tennessee Housing Development Agency** and that he is authorized by **Tennessee Housing Development Agency** to execute this instrument on its behalf by his/her/their self as such SFP Administrator (position).

Witness my hand this 4th day of **FEBRUARY, 2016.**

Casey L Greer

Notary Public **My Commission Expires: June 21, 2016**
My commission expires:

CASEY L. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 100,000.00

Affiant

Subscribed and sworn to before me, this 5th day of February, 2016.

Notary Public

My commission expires: 8.18.18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County