BILL GARRETT, Davidson County
Trans:T20170059635 DEEDWARRSP
Recvd: 07/12/17 13:46 2 pgs
Fees:13.00 Taxes:432.90
20170712-0070159

THIS INSTRUMENT PREPARED BY:
Bell & Alexander Title Services, Inc
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

NAME			ADDRESS			
NAME & ADDRESS OF PROPERTY OWNER:			SEND TAX BILLS TO:			MAP & PARCEL NUMBERS:
Kelsey Neville			Legacy Home Loans LLC			55-10.07
(NAME)			(NAME)			
207 Ellington Place			8119 Isabella Lane, Suite 105			
(ADDRESS)			(ADDRESS)			
Madison,	TN	37115	Brentwood,	TN	37027	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

TENNESSEE HOUSING DEVELOPMENT AGENCY

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

KELSEY NEVILLE, AN UNMARRIED PERSON AND JACOB NEVILLE, AN UNMARRIED PERSON

(herein called "Grantees"), the real property situated in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 207 in a Horizontal Property Regime, which is located on the plan Ellington Place Condominiums, a Unit of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated 02/03/2017, of record in Instrument No. 20170208-0013030, said Register's Office.

Being also known as 207 Ellington Place, Madison, Tennessee 37115

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant 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 or 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.

In Witness Whereof the undersigned has set his hand and seal as a principal and/or officer of **Tennessee Housing Development Agency**.

Signed, sealed and delivered in the presence of:

_____

_____

Tennessee Housing Development Agency,
and/or his/her successors and/or assigns
By: **Stephen A. Fisher**

By: _____

Its: Authorized Signatory

State of **Tennessee**
County of Davidson

On the 11th day of July, 2017, before me the undersigned Notary Public of the State and County aforesaid, appeared Stephen A. Fisher with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be a authorized signatory of **Tennessee Housing Development Agency** said company being an authorized signatory for the **Tennessee Housing Develoment Agency**, the within named bargainor, and that he as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the professional corporation by himself as an authorized signatory and for said professional corporation on behalf of the **Tennessee Housing Development Agency**.

My Commission Expires: 3/10/19

Notary Public

NICOLE FILLMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

State of **Tennessee**
County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$117,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of July, 2017.

My Commission Expires: 3/10/19

Notary Public

NICOLE FILLMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019