THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13704-BW	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00. Chris Hornsby Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2022 Lindsay B. Fattal Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LINDSAY B FATTAL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Hornsby	Same as new owner	
103 Cedarwood Lane		043-02-0A-103.00-CO
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Tennessee Housing Development Agency**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Hornsby, single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and being Lot No. 103 on the Plan of Cedarwood Courtyard Homes as of record in Book 5200, Pages 60 and 61, as clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the Common Areas and Limited Common Areas of Cedarwood Courtyard Homes, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Tennessee Housing Development Agency by Successor Trustee's Deed from The Law Offices of Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20211022-0142103, Register's Office for Davidson County, Tennessee, dated N/A and recorded on October 22, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **103 Cedarwood Lane, Madison, TN 37115**

Karen Johnson Davidson County
Batch# 951373 **DEEDWARR**
12/14/2022 09:59:45 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20221214-0129546

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: 4-BR-22-103

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this the 9th day of December, 2022.

Tennessee Housing Development Agency

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Trebia Johns with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his/her oath acknowledged himself/herself to be the Director of Mortgage Loan Servicing of Tennessee Housing Development Agency, a Tennessee Corporation, the within named bargainor and that as such Director of Mortgage Loan Servicing, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Trebia Johns as such Director of Mortgage Loan Servicing

Witness my hand and official seal at office this 9th day of Dec., 2022.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25

REGINA FRASIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025