Davidson County DEEDWARR
Recvd: 11/09/01 15:10 2pgs
Fees:13.00 Taxes:329.30

20011109-0123547

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Beth Thomas
Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2001.

Laura Shoun
Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

N-NHF-01-1927

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
[redacted]
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria Beard	Affordable Housing Resources,	
1927 Britt Place (ADDRESS)	(NAME) 1011 Cherry Avenue (ADDRESS)	92-07-415
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NASHVILLE HOMESTEAD CORP., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GLORIA BEARD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot 3 Canby Court Subdivision, of record in Plat Book 8250, Page 757, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Metro Development & Housing Agency, dated 4/15/1997 and filed in Book 9485, Page 50 and Book 10417, Page 608, Register's Office for Davidson County, TN. and being the same property conveyed to Nashville Homestead Corp. by Quitclaim Deed of even date, such instrument being recorded concurrently * This conveyance is subject to restrictions of record in Book 8250, Page 757, Register's Office for Davidson County, Tennessee.

*herewith in Instrument No 20011109-0123546, Register's Office for Davidson County, Tn.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1927 Britt Place, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 25th day of October, 2001.

Loretta Connors Owens, Executive Director, NHF
Nashville Homestead Corp.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Nashville Homestead Corp. , the bargainor (s), 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 at Nashville, Tennessee, this 25th day of October, 2001.

My Commission Expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robyn Dubray, a Notary Public within and for said County and State aforesaid, personally appeared Fritz Connors Owens and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive Director and _____ respectively of the Nashville Homestead Corp. the within named bargainor, and corporation, and that he as such Executive Director and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Fritz Connors Owens as such Executive Director.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of October, 2001.

My Commission Expires _____

Robyn Dubray
Notary Public

NOTARY PUBLIC
Notary Public
AT
LARGE
DAVIDSON
TENN.

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☑ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138