WARRANTY DEED

N-NHF-01-4200

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: 3/04

LAURA STOVALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow

~~MARK FRANCIS RUDY, ATTORNEY AT LAW~~

2000 GLEN ECHO ROAD, SUITE 209

NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy L Smith	Affordable Housing Resources,	
420 K C Court (ADDRESS)	(NAME) 1011 Cherry Avnue (ADDRESS)	52-5-275
Madison, Tennessee 37115 (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 AFFORDABLE HOUSING RESOURCES, INC. D/B/A AHR DEVELOPMENT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY L SMITH AND ALICE M. LEWIS, 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:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 6, 7 & 8 on the Final Plat of Subdivision of Lots 4-8, on the Plat of Section 2 of the Resubdivision of the Reserve Parcel, Montague Subdivision, of record in Plat Book 9700, page 372, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Restrictive Covenants of record in Deed Book 9700, Page 372, Register's Office for Davidson County, Tennessee.

Easements of record in Deed Book 6081, Page 351, Book 3345, Page 218 and Book 8680, page 701, Register's Office for Davidson County, Tennessee.

*a portion of

Being the same property conveyed to Affordable Housing Resources, Inc. by Deed dated March 16, 2001, filed for record on March 22, 2001 in Instrument No. 20010322002793 7, Register's Office for Davidson County, Tennessee.

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

unimproved ( )

This is improved (X) property, known as 420 K C Court, Madison, Tennessee 37115

(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 18th day of December, 2001.

AHR Development

aka Affordable Housing Resources, Inc.

Davidson County DEEDWARR
Recvd: 12/27/01 18:05 2pgs
Fees:13.00 Taxes:366.30

20011227-0143096

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named AHR Development , 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 Madison, Tennessee, this 18th day of December, 2001.

My Commission Expires: 8/30/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared Dan Eaton and _____, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Controller and _____ respectively of the AHR Development the within named bargainor, and corporation, and that he as such Controller 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 Dan Eaton as such Controller.

Witness my hand and official seal at office at _____ on this the 18th day of December, 2001.

My Commission Expires 5/30/04

Notary Public

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