Davidson County DEEDWARR
Recvd: 01/23/02 09:03 2pgs
Fees:13.00 Taxes:425.50

20020123-0008890

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson $115,000
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December,

Notary Public

MY COMMISSION EXPIRES: 5/30/05
(AFFIX SEAL)

N-NHF-01-2744

Rudy Title & Escrow

THIS INSTRUMENT WAS PREPARED BY
~~MARY FRANCES RUDY, ATTORNEY AT LAW~~
2000 GLEN ECHO ROAD, SUITE 208
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chauncey H . Pierce	Affordable Housing Resources	
2744 Hydes Ferry Road (ADDRESS)	1011 Cherry Avenue (ADDRESS)	80-12-123
Nashville, Tennessee 37218 (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 AHR DEVELOPMENT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHAUNCEY H . PIERCE AND PHYLLIS P. PIERCE, 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:

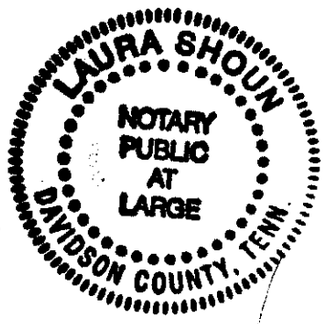
Land in Davidson County, TN, being Lot No. 12, Section 2, River Meadows, of record in Book 11700 page 21, Register's Office for said County.
Being a portion of the same property conveyed to Mattie Holt, a single woman, by deed dated 10/12/2000 and recorded 10/18/2000 in Instrument #200010180103436, Register's Office for said 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 2744 Hydes Ferry Road, Nashville, Tennessee 37218
(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 19th day of December, 2001.

AHR Development
aka Affordable Housing Resource, Inc.

**and being a portion of the same property conveyed to Affordable Housing Resource, Inc. by Quitclaim Deed of record in Instrument No. 20010130-0009059, Register's Office for Davidson County, TN.



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 Nashville, Tennessee, this 19th day of December, 2001.

My Commission Expires: 5/30/04

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robyn DuBray Laura Shoun, a Notary Public within and or 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, executed 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 Nashville TN on this the 19th day of December, 2001.

My Commission Expires _____

Notary Public

My Commission Expires JAN. 31, 2004

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