Box 1

WARRANTY DEED

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF AUGUST, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Ross	**Affordable Housing Resources, Inc.**	**Map 150-13-A, Parcel 4 CO**
(NAME) **2013 Hamilton Glen Drive**	(NAME) **1011 Cherry Avenue**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37203**	
(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, **Hamilton Church Properties, A Joint Venture**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian K. Ross, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 104 on the Final Plat of Hamilton Glen, of record in Instrument No. 2020110-0004038, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Hamilton Church Properties, A Joint Venture by deed of record in Instrument No. 20020903010568 5, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 09/03/02 08:52 2pgs
Fees:13.00 Taxes:455.84
20020903-0105686

unimproved ☐

This is improved ☒ property, known as **2013 Hamilton Glen Drive, Antioch, TN 37013**

(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 **our hands** this **27th day of August, 2002**.

Hamilton Church Properties, A Joint Venture
By: J2K Builders, LLC, General Partner

By: _____
James T. McLean, Sr., Chief Manager

and
By: Affordable Housing Resources, Inc.

By: _____
Steve Neighbors, Director of Housing Development

State of Tennessee County of Davisdon

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James T. McLean, Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of J2K Builders, LLC, and that he as such Chief Manager by signing the name of the company by himself as Chief Manager.

Witness my hand and seal at Nashville, Tennessee, this 27th day of August, 2002

Commission expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Steve Neighbors**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Director of Housing Development of the Affordable Housing Resources, Inc., a corporation, and that he/she as such Director of Housing Development by signing the name of the corporation by himself/herself as Director of Housing Development.

Witness my hand and seal at Nashville, Tennessee, this 27th day of August, 2002

Commission expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Notary Public