BOK1

WARRANTY DEED

LORI HO-LOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES:

(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
Connie W. Kinnard	Prime Mortgage, USA, Inc.	Map 150-13-A, Parcel 16.00
(NAME)	(NAME)	CO
2012 Hamilton Glen Drive	7486 Shadeland Station Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indianappolis, IN 46256	
(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 Connie W. Kinnard, 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. 116 on the Plan of Hamilton Glen, a plat of record in Instrument No. 20020110-0004038, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by deed of record in Instrument No. 20020919-0114486, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Hamilton Church Properties, A Joint Venture by Quitclaim Deed of record in Instrument No. 20030311-0031536, 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: 03/11/03 08:16 2pgs
Fees:13.00 Taxes:511.35
20030311-0031537

unimproved ☐
This is improved ☒ property, known as 2012 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 3rd day of March, 2003.

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: _____

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 3rd day of March, 2003

Commission expires: _____
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003

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 the Affordable Housing Resources, Inc., a corporation, and that he/she as such Director by signing the name of the corporation by himself/herself as Director

Witness my hand and seal at Nashville, Tennessee, this 3rd day of March, 2003.

Commission expires: _____
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 2003