# WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~133,629.00~~ 133,629.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.

(AFFIX SEAL)

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Comm. Exp. May 30, 2007

RETURN TO:
**First National Financial Title**
**205 Powell Place, Ste. 227**
**Brentwood, TN 37027**
# 29419

**THIS INSTRUMENT WAS PREPARED BY** # 29419
**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 |
|---|---|---|
| **William L. Thomas** | **Sebring Capital Partners, Limited Partnership** | **150-13-0-A-001.00 CO** |
| (NAME) | (NAME) | |
| **2001 Hamilton Glen Drive** | **4000 International Parkway, #3000** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Carrollton, TX 75007** | |
| (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, **Affordable Housing Resources, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William L. Thomas and wife Audrey A. Thomas**, 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. **101** on the final Plat of **Hamilton Glen Subdivision**, in Instrument No. **20020110-0004038**, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to **Affordable Housing Resources, Inc.** by deed of record in Instrument 20030725-0104297, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2001 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.

Davidson County DEEDWARR
Recvd: 06/17/04 15:18 2pgs
Fees:13.00 Taxes:494.43

20040617-0072046

Witness **our hands** this **4th day of June, 2004**.

**Affordable Housing Resources, Inc.**

**By:** _____

,

**Attest:** _____

,

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dan Eaton, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Controller of Affordable Housing Resources, Inc., and that he/she as such Controller executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June 2004.

_____
Notary Public

Commission Expires:
1-25-2006

