WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/04 14:39 2pgs
Fees:13.00 Taxes:562.40

20041119-0139301

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008

(AFFIX SEAL)

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Munn	Karen Munn	049-090-A-028
(NAME)	(NAME)	
217 Solness	217 Solness Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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 Karen Munn, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 217 Solness Ave., Nashville, TN 37217

(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 hand this.

Affordable Housing Resources, Inc.

By: _____

Affordable Housing Resources, Inc.

STATE OF TN

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires: May 24, 2008

Notary Public

DONNA CAROL VALNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Creekside Subdivision, a Cluster Lot Subdivision, of record in Instrument No. 20040122-0008741, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Affordable Housing Resources, Inc., by deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, as executed on 5/1/01 and filed for record on 5/15/01, in Instrument No. 20010515-0050426, Register's Office for Davidson County, Tennessee.