WARRANTY DEED 8815

Davidson County DEEDWARR
Recvd: 07/07/06 16:02 2 pgs
Fees:13.00 Taxes:476.75

20060707-0082043

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,850.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF MAY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7-29-08

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Shapter	Churchill Mortgage Corp.	**161-15-0-A-011.00 CO**
(NAME)	(NAME)	
520 Swiss Avenue	761 Old Hickory Blvd. # 401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, Tn. 37027**	
(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 **James R. Shapter and wife Marisa A. Shapter**, 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 Unit No. 11 on the Plan of RoseMonte, Phase 1 of record in the Master Deed of RoseMonte recorded as Instrument No. 20051117-0138877, 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 20010425-0040991 and Instrument 20041027-0128903, 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 **520 Swiss Avenue, Nashville, TN 37211**

(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 **31st day of May, 2006**.

Affordable Housing Resources, Inc.

By: _____
Robert Ogle, Controller

Attest: _____
,

State of Tennessee County of Davidson

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

Witness my hand and seal at Antioch, Tennessee, this 31st day of May, 2006.

Commission expires: 11/24/07

_____
Notary Public

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personal
_____, with whom I am personally acquainted (or proved to me o
basis of satsifactory evidence), and who, upon oath, acknowledged himself/herself to be the ___
of the _____ _____, a corpration, and that he/she a
_____ _____, excuted the foregoing instrument for the purpose therin contained,
signing the name of the corporation by himself/herself as _____. Witness
and official seal at _____, _____, this _____ day of _____
_____.

Commission expires: _____

_____
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 Robert Ogle, with whom I am personally acquainted (or proved to me on the basis of satsifactory evidence), and who, upon oath, acknowledged himself/herself to be the Controller, of the Affordable Housing Resources Inc., a corpration, and that he/she as such Controller, excuted the foregoing instrument for the purpose therin contained, by signing the name of the corporation by himself/herself as Controller. Witness my hand and official seal at Antioch, TN, this 8TH day of June, 2006.

Commission expires: 11/24/07

_____
Notary Public

ROGER SPROCH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN.