WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of June 2007.

Notary Public
My Commission expires: 12/24/09
(Affix Seal)

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul B. Harris III	Countrywide Home Loans	105-11-0-200.00
162 Rains Avenue	PO Box 660694	
Nashville, TN 37203	Dallas TX 75266-0694	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bordeaux Community Development Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul B. Harris III, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the south 15 feet of Lot No. 21 on the plan of Aldrich Brothers and Myers Subdivision, of record in Book 161, page 44, Register's Office for Davidson County, Tennessee, and being the north 46 feet of Lot No. 23 on the Plan of E.T. Dumont Subdivision of record in Book 547, page 127, said Register's Office.

Said lots front together on the east side of Rains Avenue and extend back 150 feet on the north line and 150 feet on the south line to an alley in the rear 60 feet thereon.

Being the same property conveyed to Bordeaux Community Development Corporation, by deed from Metropolitan Development and Housing Agency, on February 28, 2003, of record in Instrument Number 20030304-0028493, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105-11-0-200.00.
- Subject to all matters as shown on the Plan of record in Book 161, page 44; and Book 547, page 127, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030304-0028494, Register's Office for Davidson County, Tennessee.

This is improved property known as: **162 Rains Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 28, 2007.

Bordeaux Community Development Corporation

BY:
Dr. Sherman Lee Dunlap, Sr.,
Executive Director

Davidson County DEEDWARR
Recvd: 07/06/07 08:52 2 pgs
Fees:13.00 Taxes:307.10

20070706-0080484

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of June, 2017, before me, appeared **Dr. Sherman Lee Dunlap, Sr.,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Executive Director** of **Bordeaux Community Development Corporation,** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Dr. Sherman Lee Dunlap, Sr.,** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____ My Commission Expires: 8/10/20

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY