WARRANTY DEED

R-AHR-07-2017

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC ADAM LAFEVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Power	Franklin American Mortgage Co.	
2017 Lombardia Lane (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	43-14-B-19.00 CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AFFORDABLE HOUSING RESOURCES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. POWER AND RONEE LYNN POWER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 19, LANIER PARK, PHASE ONE, as shown on plat of record in Instrument No. 20021022-0129511 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Warranty Deed from Oliver H. Dale and Robert Slate, Diane D. Haviland and Deborah D. Carter, recorded on the 20th day of April, 2001 in Instrument No. 20010420-0039323, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20021022-0129511; Inst. No. 20020619-0074290; Inst. No. 20060615-0071685; Inst. No. 20060615-0071684; Inst. No. 20020307-0028887; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 2017 Lombardia Lane, Madison, Tennessee 37115

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of July, 2007.

Affordable Housing Resources, Inc.

BY: _____

ITS: President

Davidson County DEEDWARR
Recvd: 07/13/07 09:52 2 pgs
Fees:13.00 Taxes:510.23

20070713-0083516

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of July, 2007, before me personally appeared Jennifer Deal, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the president of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such president executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of July, 2007.

Notary Public

My Commission Expires:

NOTARY
ADAM LaFEVOR
Comm Exp 11/22/2008
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903