Davidson County DEEDWARR
Recvd: 03/27/08 11:04 2 pgs
Fees:13.00 Taxes:514.49

20080327-0030724

WARRANTY DEED

B-AHR-08-2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,050.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires November 14, 2009

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
Jose G. Rivera	Banco Popular North America (NAME)	
2008 Quiet Creek Ct.	P.O. Box 4503	148080A03700CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Oak Park, IL 60303	
(CITY) (STATE) (ZIP)	(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 JOSE GUADALUPE RIVERA AND IRMA SANCHEZ-SOTO, 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 ALL OF LOT NO. 52 ON THE PLAN OF QUIET CREEK, PHASE TWO, SECTION ONE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20040106-0002099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO AHR DEVELOPMENT, INC. BY DEED FROM M.K. STEVENSON, TRUSTEE, OF RECORD IN INSTRUMENT NO. 20011126-0128662, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. THE PROPERTY WAS FURTHER CONVEYED BY QUITCLAIM DEED TO AFFORDABLE HOUSING RESOURCES, INC., A TENNESSEE NON-PROFIT CORPORATION BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20030610-0079775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6813, PAGE 456, BOOK 6812, PAGE 159, BOOK 7043, PAGE 228, BOOK 7043, PAGE 231, BOOK 6213, PAGE 659, BOOK 7760, PAGE 890; AS INSTRUMENT 20030122-0008972; 20030624-0086850; 20030124-0010181; 20040106-0002099; 20020307-0028886; SUBJECT TO CHARTER FILED IN INSTRUMENT 20030114-0005586; SUBJECT TO DEED FOR OPEN SPACE AS OF RECORD IN INSTRUMENT 20030122-0008973; SUBJECT TO GREENBELT ASSESSMENT IN INSTRUMENT 20010214-0014231, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2008 Quiet Creek Ct., Antioch, Tennessee 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 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 25th day of March, 2008.

Affordable Housing Resources, Inc.
By: Eddie Latimer
Its: Authorized Signer

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of March, 2008, before me personally appeared Eddie Latimer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Signer of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such Authorized Signer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of March, 2008.

Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3214
18b