WARRANTY DEED

File Number: 7070

BILL GARRETT, Davidson County
Trans:T20090054127 DEEDWARR
Recvd: 08/07/09 14:51 2 pgs
Fees:13.00 Taxes:55.50

20090807-0074667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Carla R. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires MAY 8, 2012

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AFFORDABLE HOUSING RESOURCES, INC.	AFFORDABLE HOUSING RESOURCES, INC.	08213006300
(NAME) LOT 27, 906 LOCKLAYER St.	(NAME) 1011 Cherry St.	
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS) Nashville TN 37203	
(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, J.W. FRIERSON CHURCH OF CHRIST DEVELOPMENT FOUNDATION and BY; NATHANIEL GRIMES ITS: PRESIDENT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AFFORDABLE HOUSING RESOURCES, INC., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT N. 27, OF BLOCK B ON THE MAP OF BRANSFORD REALTY COMPANY'S NORTH HILL TRACT, AS OF RECORD IN BOOK 332, PAGE 72, REGISTER'S OFFIC FOR SAID COUNTY. SAID LOT FRONTS 35 FEET ON THE NORTH SIDE OF LOCKLAYER STREET, AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO J.W FRIERSON CHURCH OF CHRIST DEVELOPMENT FOUNDATION ON MARCH 18, 1977 FROM GILBERT LEE CHOEN AND WIFE, PATTI M. COHEN, AND SARA K. COHEN AND GILBERT LEE COHEN AND GARY O. COHEN, TRUSTEE UNDER THE WILL OF PHIL COHEN, RECORDED IN BOOK 5129, PAGE 293, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as LOT 27, 906 LOCKLAYER St., NASHVILLE, TN 37208

(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 16 day of July, 2009.

J.W. FRIERSON CHURCH OF CHRIST
DEVELOPMENT FOUNDATION

Nathaniel L. Grimes

BY: NATHANIEL GRIMES
ITS: PRESIDENT

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Nathaniel L. Grimes, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of the J.W. Frierson Church of Christ Development Foundation, the within named bargainor, and corporation, and that he/she as such President , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Nathaniel L. Grimes as such President.

Witness my hand and official seal in Davidson County, Tennessee, this 16 day of July, 2009.

My Commission Expires
May 6, 2013

MY COMMISSION EXPIRES

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RACHEL L. BELL
Notary Public