WARRANTY DEED

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

R-AHR-11-902

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Bonnie Bashor
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 05-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie Bashor	New owner	
715 General George Patton	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		82-13-59.00
(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, I/we AFFORDABLE HOUSING RESOURCES, INC., A TENNESSEE NOT FOR PROFILT, 501 (C) 3 CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BONNIE BASHOR , UNMARRIED, 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 25, BLOCK B, BRANSFORD REALTY COMPANY'S NORTH HILL ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 72, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MOLLY E. THOMAS, UNMARRIED TO AFFORDABLE HOUSING RESOURCES, INC. AS RECORDED ON THE 30TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091230-0118533; WARRANTY DEED FROM AFFORDABLE HOUSING RESOURCES, INC. TO MOLLY E. THOMAS AS RECORDED ON THE 10TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040310-0027515, CORRECTED AT INSTRUMENT NO. 20091231-0118877; AFFIDAVIT OF SCRIVENER'S ERROR AS RECORDED ON THE 12TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080312-0025076 AND PART OF WARRANTY DEED FROM KEISHA GARDNER-CLEMMONS BEARD AND HUSBAND, GREGORY BEARD TO AFFORDABLE HOUSING RESOURCES INC. AS RECORDED ON THE 17TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030317-0034745, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 72; 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 902 Locklayer Street, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20110012341 DEEDWARR
Recvd: 03/01/11 14:10 2 pgs
Fees:13.00 Taxes:66.60
20110301-0016477

Witness my/our hand(s) this 28th day of February, 2011.

Affordable Housing Resources, Inc.

BY: Tom Keller, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2011, before me personally appeared Tom Keller, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Affordable Housing Resources, Inc., a Tennessee not for profilt, 501 (c) 3 corporation, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2011.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

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