Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Ole South/Craighead Joint Venture
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Map/Parcel: 050160A00100CO
Map/Parcel: 050160A00200CO
Map/Parcel: 050160A00300CO
Map/Parcel: 050160A00400CO
Map/Parcel: 050160A00700CO
Map/Parcel: 050160A00900CO
Map/Parcel: 043140B00200CO
Map/Parcel: 050160A01700CO
Map/Parcel: 043140B02800CO
Map/Parcel: 043140B02900CO
Map/Parcel: 043140B03200CO
Map/Parcel: 043140B04500CO
Map/Parcel: 050160A01800CO
Map/Parcel: 050160A01900CO
Map/Parcel: 050160A02000CO
Map/Parcel: 050160A02100CO
Map/Parcel: 050160A03300CO
Map/Parcel: 050160A03600CO
Map/Parcel: 050160A04500CO
Map/Parcel: 050160A04600CO
Map/Parcel: 050160A04700CO
Map/Parcel: 050160A04800CO
Map/Parcel: 050160A04900CO

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

BILL GARRETT, Davidson County
Trans:T20130032802 DEEDWARR
Recvd: 04/22/13 12:04 3 pgs
Fees:18.00 Taxes:851.00
20130422-0039751

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AFFORDABLE HOUSING RESOURCES, INC.,** have this day bargained and sold and hereby transfer and convey unto, **OLE SOUTH/CRAIGHEAD JOINT VENTURE, their** heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

TRACT 1: Being all of Lot Nos. 1, 2, 3, 4, 7, 9, 17, 18, 19, 20, 21, 33, 36, 45, 46, 47, 48, 49 Skyline Village, according to plat and survey appearing of record in Instrument Number 20050418-0042718, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and description of said lot. TRACT 2: Being all of Lot Nos. 2, 28, 29, 32, 45 Lanier Park, according to plat and survey appearing of record in Instrument Number 20021022-0129511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

TRACT 1: Being the same property conveyed to Affordable Housing Resources, Inc., by deed from Ashcar Development, a Tennessee Partnership, dated November 16, 2001, appearing of record in Instrument Number 20011127-0129092, of the Register's Office of Davidson County, Tennessee. TRACT 2: Being the same property conveyed to Affordable Housing Resources, Inc., by deed from Oliver H. Dale and Robert Slate, Diane D. Haviland and Deborah D. Carter, dated April 18, 2001, of record in Instrument Number 20010420-0039323, Register's Office of Davidson County, Tennessee.

TRACT 1: Notice of Hold on Building Permits of record in Instrument Number 20100218-0012627, amended in Instrument Number 20100426-0031355; Right of Way of a controlled access highway per consent judgement and final decree in Book 10558, page 218; Fifty foot

ingress/egress easement which shall benefit the property and Parcel 90 as shown on survey of The Cummings Group, Inc., dated November 13, 2001; any and all visible easements on and across subject property; Subject to any and all building and zoning regulation of City, County and State; Easement for Sewers/drainage of record in Book 6190, page 646; Easement to Metro Government of record in Book 6190, page 648; all matters appearing on the plan of record in Book 2331, page 54; Sanitary Sewer and/or Storm Drainage Easement of record in Book 6161, page 257; Right of Way of record in Book 10558, page 218; Stormwater Detention Agreement of record in Instrument Number 20030610-0079895; Twenty Five foot wide permanent and perpetual easement for the purposes of Ingress/Egress across a portion of the Michael W. O'Neill and Patrick P. Walters property, of record in Book 11684,page 656, in the Register's Office of Davidson County, Tennessee, depicted as Davidson County Property Map 50, Parcel 90; also to a Sanitary/Sewer and/or Storm Drainage Easement of record in Book 6161, page 257. TRACT 2: Notice of Hold on Building Permits of record in Instrument Number 20100218-0012617, amended in Instrument Number 20100426-0031356; Stormwater Detention Agreement of record in Instrument Number 20020307-0028887; Charter in Instrument Number 20060615-0071684; Affordability Clause on Lots 2, 32, & 45 of record in Instrument Number 20090416-0034792; By-Laws of record in Instrument Number 20060615-0071685; Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20020619-0074290, amended in Instrument Number 2007020070813-0096820; and to any and all matters shown on said plat and survey of record in Instrument Number 20021022-0129511; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **OLE SOUTH/CRAIGHEAD JOINT VENTURE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of April, 2013.

AFFORDABLE HOUSING RESOURCES, INC.

EDDIE LATIMER, Chief Executive Officer

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **EDDIE LATIMER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer of AFFORDABLE HOUSING RESOURCES, INC. , the bargainor, and that he as such Chief Executive Officer, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as it Chief Executive Officer..

17th WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the day of April, 2013.

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 1/24/17

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 17th day of April, 2013.

NOTARY PUBLIC
My Commission Expires:

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY