BILL GARRETT, Davidson County
Trans:T20130046522 DEEDWARR
Recvd: 06/04/13 14:08 2 pgs
Fees:13.00 Taxes:2.22
20130604-0056479

This instrument prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
6389 N. Quail Hollow Road - Suite 202
Memphis, TN 38120
Firm File No.: FMM1210199/CMc

# CORPORATE WARRANTY DEED

THIS INDENTURE made and entered into this 18 day of **March, 2013**, by and between United Housing, Inc., a Tennessee non profit corporation, party of the first part, and Affordable Housing Resources, Inc., a Tennessee corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

**Being Lot 174 on the map of Maury and Claiborne's Addition, of record in Book 21, Pages 84 and 85, Register's Office for said County.**

**Said Lot No. 174 fronts 35 feet on the Westerly side of Maury Street and runs back between parallel lines 165 feet to an alley.**

Being all or part of the same property conveyed to United Housing, Inc. by virtue of that certain Special Warranty Deed dated August 2, 2012, at Instrument No. 20120911-0082222 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2013 Davidson County taxes not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- Easements or other uses of subject property not visible from the surfaces, or easements or claims of easements, not shown by the public records.
- Rights or claims of parties in possession not shown by the public records.
- Zoning and Subdivision regulations and health department regulations in effect for Davidson County.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 21, Pages 84 and 85, in the Clerk's Office of Davidson County, TN.

The party of the first part further warrants that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part this 18 day of **March, 2013**.

**United Housing, Inc.**

**By: Tim Bolding**
**Executive Director**

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of **March, 2013** before me the undersigned Notary Public of the State and County aforesaid, personally appeared Tim Bolding, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Executive Director of the within named bargainor, **United Housing, Inc.**, and that he/she as such Executive Director being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Executive Director.

WITNESS my hand and official seal at office this 18 day of **March, 2013**.

Notary Public

My Commission Expires: ~~My Commission Expires:~~ **September 11, 2013**

NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

| | |
|---|---|
| Property Owner(s) & Address: | Affordable Housing Resources, Inc.<br>2022 Cherry Ave<br>Nashville, TN 37207-4755 |
| Tax Parcel No: | 09316009400 |
| Property Address: | 70 Maury Street<br>Nashville, TN 37210 |
| Mail Tax Bills To: | Affordable Housing Resources, Inc<br>1011 Cherry Avenue<br>Nashville, TN 37203-4755 |
| Firm File #: | FMM1210199/CMc |

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 18 day of **March, 2013**.

Notary Public

My Commission Expires: ~~My Commission Expires:~~ **September 11, 2013**

NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

After Recording Return to:

Fearnley, Martin & McDonald, PLLC
6389 N. Quail Hollow Road - Ste. 202
Memphis, TN 38120