CORRECTED WARRANTY DEED 4438

Correcting Warranty Deed of record in Instrument No. 20030716-0099519

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF **OCTOBER, 2013.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2016.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clemestine Pegram	**New South Federal Savings Bank**	**150-13-0-A 013.00 CO**
(NAME)	(NAME)	
2112 Hamilton Glen Place	**210 Automation Way**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Birmingham, AL 35210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/18/13 15:24 3 pgs
Fees:18.00 Taxes:535.02
20131018-0109268

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, **Affordable Housing Resources, Inc**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clemestine Pegram, unmarried and Michelle Y. Pegram-Oyaghiro, unmarried as joint tenants with the rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Hamilton Glen, as of record in Instrument # 20020110-0004038, said Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to **Affordable Housing Resources, Inc** by deed of record in Instrument 20020627-0077678, Register's Office for **Davidson** County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **2112 Hamilton Glen Place, Antioch, TN 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 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 October, 2013.

Affordable Housing Resources, Inc.

E. D. Latimer

By:

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.D. Latimer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged E.D Latimer to be the CEO of Affordable Housing Resources, Inc., a corporation, and that he as such CEO of Affordable Housing Resources, Inc., executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 16th day of October, 2013.

SHARON BOSWORTH STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Commission Expires: May 27, 2015

Sharon Bosworth
Notary Public

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY