WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015916 DEEDWARR
Recvd: 03/04/15 11:26 2 pgs
Fees:13.00 Taxes:425.50
20150304-0018915

G-VRES-15-3535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

John F Wheatley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-04-2016

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John F. Wheatley	**Affordable Housing Resources Inc**	
(NAME)	(NAME)	
3535 Bell Road #904	**50 Vantage Way Suite 107**	**109-05-0B-904.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37228**	
(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 **WILLIAM HAROLD LIZOR, JR, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN F. WHEATLEY, A SINGLE PERSON,** 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 Unit No. 904 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William Harold Lizor, Jr., unmarried by Warranty deed from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20041222-0152446 Register's Office for Davidson County, Tennessee, dated December 21, 2004 and recorded on December 22, 2004.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021216-0154761, and First Supplemental in Instrument No. 20030529-0072377 and Second Supplementary in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020918-0113840, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130517-0050031, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3535 Bell Road #904 , Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2015.

William Harold Lizor, Jr by Lane D. Clark, Attorney in Fact

William Harold Lizor, Jr by Lane D. Clark,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lane D. Clark , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM HAROLD LIZOR, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM HAROLD LIZOR, JR.

Witness my hand and official seal, this the 2nd of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212