| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **115,000.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JUNE, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-6-20<br>(AFFIX SEAL) |

BILL GARRETT, Davidson County
Trans:T20160054513 DEEDWARR
Recvd: 06/27/16 10:41 2 pgs
Fees:13.00 Taxes:425.50
20160627-0065222

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tina M. Anderson | NEW OWNER | |
| 215 Hart Lane | | 06012006900 |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Affordable Housing of Nashville, Inc., now known as Affordable Housing Resources, Inc., a Tennessee corporation,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tina M. Anderson, a married woman,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 12th Civil District of Davidson County, Tennessee, being Tract No. 3 unrecorded and more particularly described according to a survey by M.H. Ragan, Surveyor, dated August 19, 1959, and described as follows:

BEGINNING at an iron pin located 2202.6 feet East of the Dickerson Pike; thence North 4 deg. 55' East a distance of 197.0 feet to an iron pin; thence South 84 deg. 35' East a distance of 55 feet to an iron pin; thence South 4 deg. 55' West a distance of 197.0 feet to an iron pin; thence North 84 deg. 35' West a distance of 55.0 feet to the point of BEGINNING.

INCLUDED in the above described property but EXPRESSLY EXCLUDED therefrom is the following described property conveyed to the Metropolitan Government of Nashville & Davidson County, of record in Book 5587, Page 751, in said Register's Office:

BEGINNING at a point on the northerly right-of-way of Hart Lane; said point being on the common property line between Parcel 68 and Parcel 69 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line, North 4 deg. 55 min. East 20.73 feet to a point on the proposed northerly right-of-way being a curve having a radius of 2894.70 feet; thence easterly along said proposed right-of-way 24.02 feet to a point; thence continuing along said proposed right-of-way South 83 deg. 00 min. East 31.01 feet to the point on the common property line between Parcel 69 and Parcel 70; thence along said common property line, South 4 deg. 55 min. West 19.30 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84 deg. 35 min. West 55 feet to the point of BEGINNING and containing 1,102 square feet.

Being the same property conveyed to Affordable Housing of Nashville, Inc. by Quitclaim deed from HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-1 of record in Instrument No. 20150427-0037662 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 27, 2015. Affordable Housing of Nashville, Inc. is now known as Affordable Housing Resources, Inc.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **215 Hart Lane, Nashville, TN 37207.**

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 GRANTOR's hand this the 24 day of June, 2016.

Affordable Housing Resources, Inc.

BY: _____

TITLE: CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared E.N GATIMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he as such CEO executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such CEO.

Witness my hand and official seal this the 24 day of June, 2016.

_____
Notary Public

My Commission Expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.