THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2017. Notary Public MY COMMISSION EXPIRES: 12/10/17 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23559	
Davidson County DEEDWARR Recvd: 07/06/17 14:37 3 pgs Fees:18.00 Taxes:543.90 20170706-0068099	

DAWN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Jamar Wilson	New Owner	
1931 Lombardia Lane		043140C06200CO
Madison, TN 37115		
(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 Resources, Inc., a Tennessee corporation,**

HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Justin Jamar Wilson,** unmarried man

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 Unit Number 62 on the Plan of Lanier Park Townhomes, as shown on Exhibit A of Declaration of Covenants, Conditions and Restrictions for Lanier Park Townhomes, of record in Instrument Number 20080804-0079771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by Warranty Deed from Oliver H. Dale and Robert Slate, Diane D. Haviland and Deborah D. Carter of record in Instrument Number 20010420-0039323, Register's Office for Davidson County, Tennessee, dated April 18, 2001 and recorded on April 20, 2001.

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 **1931 Lombardia Lane, Madison, TN 37115.**

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 23rd day of June, 2017.

Affordable Housing Resources, Inc.

BY: _____ CBO
E. D. Latimer

TITLE: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared E. D. 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 Chief Executive Officer of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he as such Chief Executive Officer executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Chief Executive Officer.

Witness my hand and official seal this the 23rd day of June, 2016.

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

My Commission Expires: March 3 2020

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

