THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23559

Bill Garrett Davidson County
Batch# 165 **DEEDWARR**
09/11/2017 01:41:43 PM 2 pgs
Fees: $13.00 Taxes: $541.16

20170911-0092912

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **146,260.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Kabe and Kavia Hope	Same as Owner	
1935 Lombardia Lane		043140C06000CO
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 **Daniel Kabe, an unmarried man and Kavia Hope, an unmarried woman, Joint Tenants with right 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 Unit No. 60 on the Plan of Lanier Park Townhomes Phase 2, 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 No. 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 **1935 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 31st day of August, 2017.

Affordable Housing Resources, Inc.

BY: _____
Frank Latimer, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 31st day of August, 2016.

_____
Notary Public

My Commission Expires March 3, 2020

