THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25170



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 03·03·20

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 141795 DEEDWARR
09/17/2018 11:42:32 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180917-0091926

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole A. Graham	NEW OWNER	
2410 Chapel Avenue		07214011200
Nashville, TN 37206		
(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 GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Nicole A. Graham, unmarried,**

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 part of Lot No. 30 in the Brownsville Plan of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee and described according to a survey made by John M. Sullivan, County Surveyor, June 21, 1948 as follows:

Beginning in the center line of Chapel Avenue at the Southwest corner of the property conveyed to Stephen Lee by deed from Jno. B. Cobb, Clerk of record in Book 1710, Page 7, Register's Office for Davidson County, Tennessee; thence South 82 degrees 33' East 173 feet to an iron pin; thence South 28 feet to a post; thence North 82 degrees 33' West 173 feet to the center line of Chapel Avenue; thence with the center line of said Avenue North 8 degrees East 28' to the point of beginning.

Being the same property conveyed to Affordable Housing Resources Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, by and through The Metropolitan Housing Trust Fund Commission of record in Instrument No. 20160824-0088614, Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on August 24, 2016.

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 IMPROVED property known as **2410 Chapel Avenue, Nashville, TN 37206.**

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 14th day of September, 2018.

Affordable Housing Resources, Inc.

BY: _____
E. D. Latimer, Authorized Agent

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 14th day of September, 2018.

My Commission expires: March 3, 2022

_____
Notary Public

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