THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-25544 Karen Johnson Davidson County Batch# 189361 DEEDWARR 01/29/2019 11:09:02 AM 2 pgs Fees: $13.00 Taxes: $862.10 20190129-0008431	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JANUARY, 2019. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anca Groza	NEW OWNER	
3443 Knight Drive		04900025400
Whites Creek, TN 37189		
(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 **Anca Groza,**

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:

A Tractor parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Described property located in the 12th Civil District of Davidson County, Tennessee, to-wit: Said tract of (and is composed of Lot Sand an additional tract adjoining said lot on the easterly line and more particularly described as metes and bounds as follows: Starting at a point in the center of Knight Road (Old Ewing Road, said point being the original Northwest corner of B F and Maggie Sanders land, and running thence with the center of B F and Maggie Sanders land, and running thence with the center of Knight Road (Old Ewing Road) South 4 degrees 45 minutes West 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence South 87 degrees 30 minutes East 285 feet to a point; thence South 4 degrees 45 minutes West 50 foot to a point; thence north 87 degrees 30 minutes West 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center line of said road North 4 degrees 45 minutes East 50 feet to the point of beginning.

Being the same property conveyed to AFFORDABLE HOUSING RESOURCES, INC., by quitclaim deed from METROPOLITAN HOUSING TRUST FUND COMMISSION, of record in Instrument No. 20160824-0088617 and corrected in Instrument No. 20180725-0072283 and Instrument No. 20181025-0105997, said Register's Office.

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 **3443 Knight Drive, Whites Creek, TN 37189.**

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 28th day of January, 2019.

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 28th day of January, 2019.

My Commission expires: 6-6-20

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

_____
Notary Public