(1)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26307

Williamson County
Judy S. Wells
State of Tennessee
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 273665 DEEDWARR
08/20/2019 08:44:48 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190820-0083187

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin Beach	Churchill Mortgage	
1407 Kellow Street	761 Old Hickory Blvd, Ste 400	081031K00100CO
Nashville, TN 37208	Brentwood, TN 37027	
(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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin Beach, single man,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. A, on the Cottages at 1407 Kellow Street, a Horizontal Property Regime with private elements, as shown in Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for Cottages at 1407 Kellow Street, of record in Instrument No. 20180726-0073012, 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 Quitclaim and Affidavit recorded on May 03, 2017 of record in Instrument No. 20170503-0043934 and Quitclaim Deed of Correction recorded on July 24, 2018, of record in Instrument No. 20180724-0072207 deed from The Metropolitan Housing Trust Fund Commission of record in Instrument No. 20160824-0088615 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 is IMPROVED property known as **1407 Kellow Street, Nashville, TN 37208.**

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 16th day of August, 2019.

Affordable Housing Resources, Inc.

BY: Sharon Bosworth, Authorized Agent
Sharon Bosworth, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 16th day of August, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY