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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26425	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2019. Notary Public MY COMMISSION EXPIRES: 6/22/20 (AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Berenice Corona	F & M Bank	
1405 A Kellow Street	50 Franklin Street	081031I00200CO
Nashville, TN 37208	Clarksville, TN 37040	
(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.**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Berenice Corona, a single woman,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. A on the plan of Cottages at 1405 Kellow Street, a Horizontal Property Regime with Private Elements filed as Exhibit B to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180509-0044561, amended in Instrument No. 20180625-0061116, corrected in Instrument No. 20180625-0061181, further amended in Instrument Nos. 20180719-0070559 and 20180726-0073014, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to Affordable Housing Resources, Inc. by Quitclaim Deed of Correction from The Metropolitan Government of Nashville and Davidson County, Tennessee, by and through The Metropolitan Housing Trust Fund Commission, dated 07/23/2018, of record in Instrument No. 201807240072209, Register's Office for Davidson County, Tennessee.

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 **1405 A Kellow Street, Nashville, TN 37208.**

Karen Johnson Davidson County
Batch# 278309 **DEEDWARR**
09/03/2019 10:16:55 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190903-0088288

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 29TH 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 29th day of August, 2019.

My Commission expires: March 3, 2022

Notary Public

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