THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Katherine Elizabeth Tudor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-16-20

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 307335 DEEDWARR
10/29/2019 08:48:54 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20191029-0110614

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Elizabeth Tudor	NEW OWNER	
1540 12th Avenue North		08112020100
Nashville, TN 37208		
(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 **Katherine Elizabeth Tudor, unmarried,**

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 in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 133 in McGavock, Wetmore and others Second Addition; called the Addition to the Town of McGavock, a plan which is of record in Book No. 21, Page 41, Register' s Office for Davidson County, Tennessee.

Said part of Lot No. 133 fronts 33 1/3 feet on the easterly side of 12th Avenue, North, formerly Florence Street and runs back between parallel lines, and with the southerly line of said Lot No. 133, 154 feet to an alley.

Being the same property conveyed to AFFORDABLE HOUSING RESOURCES, INC. , by quitclaim deed from METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Instrument No. 20181011-0100920, dated October 11, 2018, 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 **1540 12th Avenue North, 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 25th day of October, 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 he 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 25th day of October, 2019.

My Commission expires: 1-6-20

Notary Public

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