THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26736

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,900.00.

Manesseh Curenton-Dillinger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Dec. 2019.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Karen Johnson
Batch# 323457
12/03/2019 10:19:55 AM
Fees: $13.00 Taxes: $850.63

Davidson County
DEEDWARR
2 pgs

20191203-0124295

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Dillinger-Curenton and Manesseh Curenton-Dillinger	NEW OWNER	
4845 Terragon Trail		148080A02800CO
Antioch, TN 37013		
(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 **Timothy Dillinger-Curenton and Manasseh Curenton-Dillinger, married to each other,**

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 Lot No. 67 on the Plan of Final Plat, Cluster Lot Subdivision, Quiet Creek, Phase Two-Section One of record in Plat at Instrument No. 20040106-0002099, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Affordable Housing Resources, Inc., a Tennessee Corporation by Warranty deed from Jorge A. Rubio, unmarried of record in Instrument No. 20190401-0029042 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 01, 2019.

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 **4845 Terragon Trail, Antioch, TN 37013.**

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 2nd day of December, 2019.

Affordable Housing Resources, Inc.

BY: _____
E. D. Latimer, Chief Executive Officer

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 herself as Chief Executive Officer

Witness my hand and official seal this the 2nd day of December, 2019.

My Commission expires: March 3 2020

_____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN