1

WARRANTY DEED

STATE OF TENNESSEE
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 13th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER D. STACEY WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 330801 DEEDWARR
12/17/2019 09:44:32 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20191217-0130007

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bonnie Giammarella 41 North Hill Street Nashville, TN 37210	NEW OWNER	105040166.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Affordable Housing Resources, Inc.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bonnie Giammarella, married woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East 40 feet of Lots Nos. 17, 20 and 21, on the Plan of JOHN TRIMBLES NATIONAL HILL, as shown on plat of record in Book 21, page 103, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said parts of said Lots front 40 feet on the South side of North Hill Street and run back between parallel lines along West margin of an alley 150 feet to the line of Lot 21 and 24.

Being the same property conveyed to Affordable Housing Resources Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee by and through The Metropolitan Housing Trust Fund Commission, dated 08/18/2016 and recorded 08/24/2016, of record in Instrument 201608240088618 and Quitclaim Deed of Correction dated 07/23/2018 and recorded 07/25/2018, of record in Instrument 201807250072284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 41 North Hill Street, Nashville, TN 37210

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 my hand this the 13th day of December, 2019.

Affordable Housing Resources, Inc.

BY: _____
Frank Latimer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Frank Latimer, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Agent of Affordable Housing Resources, Inc. , the within named bargainor, a corporation, and that he as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank Latimer as such Authorized Agent.

Witness my hand and official seal, this the 13th of December, 2019.

Jennifer D. Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

