**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28531

Karen Johnson Davidson County
Batch# 411531 **DEEDWARR**
06/08/2020 12:31:00 PM 2 pgs
Fees: $13.00 Taxes: $514.30

20200608-0058543

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-2023

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marvin F. Wilcox, Jr. | OWNER | |
| 1409 Kellow Street | | 081031K00200CO |
| Nashville, TN 37228 | | |
| (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 **Marvin F. Wilcox, Jr., unmarried,**

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. B, 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 deed from The Metropolitan Government of Nashville and Davidson County by and through 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 and Affidavit recorded on May 03, 2017 in Instrument No. 20170503-0043934 and Quitclaim Deed of Correction recorded on July 24, 2018, in Instrument No. 20180724-0072207.

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 **1409 Kellow Street, Nashville, TN 37228.**

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 4TH day of June, 2020.

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 Chief Executive Officer executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Chief Executive Officer.

Witness my hand and official seal this the 4th day of June, 2020.

My Commission expires: 10-2-2023

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY