THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28611

Karen Johnson Davidson County
Batch# 429774 **DEEDWARR**
07/01/2020 12:40:55 PM 2 pgs
Fees: $13.00 Taxes: $514.30

20200701-0071359

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

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

Todd A Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Johnson	Community Mortgage	
1405 B Kellow Street	19045 E. Valley View Pkwy	081031I00400CO
Nashville, TN 37208	Independence, MO 64055	
(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 **Todd A. Johnson,**

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 plan of Cottages At 1405 Kellow Street, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180509-0044561, amended in Instrument 20180625-0061116, corrected in Instrument 20180625-0061181, further amended in Instrument 20180719-0070559 and Instrument 20180726-0073014, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

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. 20160824-0088616 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on August 24, 2016 and Affidavit recorded on May 03, 2017 In Instrument No : 20170503-0043915 and Correction Deed Recorded on July 24, 2018 In Instrument No : 20180724-0072209.

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 B Kellow Street, 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 29 day of June, 2020.

Affordable Housing Resources, Inc.

BY: Sharon Bosworth, Authorized Agent
Sharon Bosworth, Authorized Agent

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Sharon Bosworth, 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 29 day of June, 2020.

My Commission expires: June 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON