WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051695 DEEDWARR
09/19/2023 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20230919-0073478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/1/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Bradford	New Owner	
(NAME) 302 Williams Ave, Unit 134	(NAME)	042120D13400CO
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **THE HOUSING FUND, INC., a Tennessee non-profit corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Bradford,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit 134, together with all Common Elements and Limited Common Elements, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Williams Station a Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements) of record as Instrument No. 20210420-0052421, together with Affidavit recorded as Instrument No. 20210715-0095440, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Williams Station a Townhouse Planned Unit Development recorded as Instrument No. 20210913-0122153, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to The Housing Fund, a Tennessee non-profit corporation, by virtue of that certain Special Warranty Deed dated May 11, 2023, and being of record at Instrument No. 20230517-0036837 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including:

- Subject to all matters of record in Plat Book 332, Page 74, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20210420-0052421, 20210715-0095440, 20210913-0122153,20230227-0013731 and 20230406-0025357 in the said Register's Office.
- Charter recorded at Instrument No. 20210317-0035005, in the said Register's Office.
- Declaration of Covenants, Conditions, Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20210429-0057609, in the said Register's Office.

in Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 302 Williams Ave Unit 134 Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of September, 2023.

THE HOUSING FUND, INC., A TENNESSEE NON-PROFIT CORPORATION

By: Marshall E Crawford, Jr., President & CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jacqueline G Brown, a Notary Public of said County and State, personally appeared **Marshall E. Crawford, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and CEO of THE HOUSING FUND, INC., the within named bargainor, a Tennessee nonprofit corporation, and that he as such President and CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President and CEO.

WITNESS my hand and official seal at office this 7th day of September, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/7/23.

Affiant Signature

9/13/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of September, 2023.

Notary's Signature

(Notary Seal)

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26