Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/06 11:34 3 pgs
Fees:18.00 Taxes:608.39

20060522-0059766

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,430.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-30-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvaro Izquierdo	Southeast Financial FCU	149-15A-333
(NAME) 2425 Edencrest Drive	(NAME) 444 James Robertson Pkwy.	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Nashville, TN 37219	
(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, WE, Sylvester Aibangbee, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvaro Izquierdo, married 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. 57 on the Plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sylvester Aibangbee, and wife, Lori Aibangbee, by deed of record in Instrument No. 20031219-0181149, Register's Office for Davidson County, Tennessee. Lori Aibangbee having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Sylvester Aibangbee by Bibi E. Stevenson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060522-0059765 in the Register's Office for Davidson County, Tennessee.

*See Attached FHLB Retention Addendum made a part hereof.

unimproved ☐

This is improved ☒ property, known as 2425 Edencrest Drive, Antioch, TN 37013

(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 our hands this 18th day of May, 2006.

Sylvester Aibangbee by Bibi E. Stevenson
His Attorney in Fact.

STATE OF TENNESSEE

COUNTY OF

On this the 18th day of May, 2006, before me personally appeared Bibi E. Stevenson, the person who executed the foregoing instrument on behalf of Sylvester Aibangbee and who acknowledged that she executed the same as the free act and deed of the said Sylvester Aibangbee, through Power of Attorney granted she by the said Sylvester Aibangbee.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2006.

Commission expires:

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Addendum to Deed:

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale or refinancing of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale of the unit after deduction for sales expenses, unless the purchaser is a low- or moderate-income household as defined in the applicable Federal Housing Finance Board regulations for the AHP; and

(iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the occupying household has owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the refinancing, unless the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii), and (iv) contained herein.

(iv) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.