Davidson County DEEDWARR
Recvd: 10/09/06 14:09 3 pgs
Fees:18.00 Taxes:395.90

20061009-0125347

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Rebecca L. Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, TN 37215

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Maria de Jesus Gonzalez | Capital Bank & Trust | 142-06-0 A |
| 810 Bellevue Road #128 | 1808 West End Avenue #600 | GROUP |
| Nashville, Tennessee 37221 | Nashville, TN 37203 | PARCEL 128.00 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* One Hundred Seven Thousand Dollars and Zero Cents ( $107,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rebecca L. Reynolds, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Maria de Jesus Gonzalez, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 128, Building No. 8, Garage Space 128G, of "Peppertree"-Creekside Meadows Condominiums, a Horizontal Property Regime, created Under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and established by a Master Deed and By-Laws of "Peppertree", Creekside Meadows Condominiums of record in Book 4834, page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Rebecca E. Lobb, unmarried, by deed dated April 27, 2006, from Phillips Minton Lee and wife, Emily Lee, of record as Instrument No. 20060505-0052625 in the Register's Office for Davidson County, Tennessee; the said Rebecca E. Lobb having since married and is now known as Rebecca L. Reynolds.

Jason L. Reynolds, spouse of Rebecca L. Reynolds, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property, known as 810 Bellevue Road #128, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 28th day of September 2006.

Rebecca L. Reynolds

Jason L. Reynolds

STATE OF TENNESSEE)

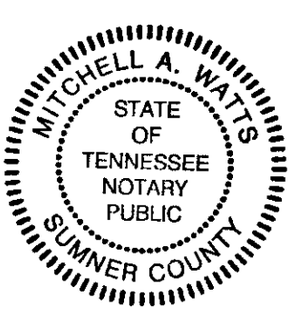
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Rebecca L. Reynolds and Jason L. Reynolds, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public



**Federal Home Loan Bank of Cincinnati**
**Retention Language for projects**
**that receive Welcome Home funds.**

***The language below should be inserted into the Warranty Deed or as a Restrictive Covenant to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or attachment.***

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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.