Davidson County DEEDWARR
Recvd: 06/05/08 13:47 3 pgs
Fees:18.00 Taxes:473.23

20080605-0057984

# WARRANTY DEED

B-AHR-08-1909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH STURDIVANT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 19, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Laura M. Taylor | Laura M. Taylor | |
| 1909 Terragon Court | (NAME) 1909 Terragon Court | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch,TN 37013 | 148-8-A-44.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we AFFORDABLE HOUSING RESOURCES, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA M. TAYLOR, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 59, QUIET CREEK, PHASE TWO, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040106-0002099, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO AFFORDABLE HOUSING RESOURCES, INC., A TENNESSEE NON-PROFIT CORPORATION BY QUITCLAIM DEED FROM AHR DEVELOPMENT, INC., A TENNESSEE NON-PROFIT CORPORATION, RECORDED ON THE 10TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030610-0079775, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20040106-0002099; INST. NO. 20030122-0008972; INST. NO. 20030624-0086850; INST. NO. 20030124-0010181; INST. NO. 20030114-0005586; INST. NO. 20030122-0008973; BOOK 6213, PAGE 659; BOOK 7043, PAGE 228; BOOK 7043, PAGE 231; BOOK 7760, PAGE 890; INST. NO. 20020307-0028886; INST. NO. 20010214-0014231; BOOK 6813, PAGE 456; AND BOOK 6813, PAGE 459; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

[redacted]

unimproved ( )
This is improved ( X ) property, known as 1909 Terragon Court, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of May, 2008.

Affordable Housing Resources, Inc.

BY: _____

ITS: Authorized Signer

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of May, 2008, before me personally appeared Frank Lerimer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Signer of Affordable Housing Resources, Inc., the within named bargainor, a corporation, and that he/she as such Authorized Signer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2008.

Shauna Daniels
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
November 22, 2008

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Exhibit "A"

**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.