WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/25/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiera Nicole Lee	Same as new owner	Map 81-11, Parcel 384.00
(NAME)	(NAME)	
1621 14th Avenue North	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Timothy Lee Burxvoort****, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kiera Nicole Lee, unmarried**, 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:
**This is not now, nor has it ever been the primary principal residence of Timothy Lee Bruxvoort.

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING the Northerly one-half of Lot 276, ADDITION TO THE TOWN OF MCGAVOCK IN NASHVILLE, as shown on plat of record in Plat Book 21, Page 41, in the Register's Office, Davidson County, Tennessee.

Said Northerly one-half of Lot 276 fronts 50 feet on the Southwest side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Timothy Lee Bruxvoort by Special Warranty Deed from Bank of America, N.A. recorded December 20, 2002 in Instrument No. 20021220-0157193, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1621 14th Avenue North, Nashville, TN 37208

Kiera Nicole Lee, their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cinncinnati'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 Bank of Cinncinnati, whose mailing address is: P.O. Box 598, Cinncinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, or change in ownership of the unit occurring prior to the end of the recission period.**

ii. **In the case of a sale or refinancing prior to the end of the retention period, an amount equal to a pro rata share of the AHP 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 Cinncinnati from any net gain realized upon the sale or refinancing of the unit, unless:**

A. **The unit was assisted with the permanent mortgage loan funded by an AHP advance**
B. **The purchaser is a very low or low or moderate income household as defined in the applicable Federal Housing Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser): or**
C. **Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of the clauses (i), (ii) and (iii) contained therein.**

iii. **The obligation to repay Subsidy to the Bank shall terminate after any foreclosure.**

BILL GARRETT, Davidson County
Trans:T20090038935 DEEDWARR
Recvd: 06/11/09 10:29 2 pgs
Fees:13.00 Taxes:277.50
20090611-0054168

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, has 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 9th day of June, 2009.

Timothy Lee Burxvoort

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Timothy Lee Burxvoort**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of June, 2009.

Notary Public

My commission expires:

MICHELLE MARIE MONTAGUE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Record + return to:
Bosch Title, LLC
5252 Hickory Hollow Pkwy.
Ste 1015
Antioch, TN 37013