Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Harpeth Title, LLC
109 Westpark Drive, Ste 150
Brentwood, TN 37027

39-B
File #10-1080

BILL GARRETT, Davidson County
Trans:T20100026296 DEEDWARR
Recvd: 05/03/10 11:01 3 pgs
Fees:18.00 Taxes:444.80
20100503-0033492

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Kopf, and wife, Lealan Grace Kopf**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Payne Sloan, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No.6 on the Plan of Villages of Brentwood, Phase VIII, Section I, of record in Plat Book 6900, Page 977 amending Plat Book 6200, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property James L. Kopf, an unmarried man by Warranty Deed from Mark A. Reynolds, a married man dated March 22, 2007 of record in Inst. No. 20070330-0038024, Register's Office, Davidson County, TN. Lealan Grace Kopf, spouse of James L. Kopf, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

NOTE: The property conveyed herein is subject to the restrictions and conditions set out in the attached Exhibit "A" which is incorporated herein.

This is improved property, known as: 5220 Village Way, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of April, 2010.

James L. Kopf

Lealan Grace Kopf

State of Tennessee)
County of Davidson)

On this 23rd day of April, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James L. Kopf and Lealan Grace Kopf, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120,215.00.

Affiant

Sworn and subscribed before me on this the 23rd day of April, 2010.

Notary Public

My Commission Expires: 7-29-13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NEW OWNER:
Adam Payne Sloan
5220 Village Way
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Pinnacle National Bank
211 Commerce St., Ste. 300
Nashville, TN 37201

TAX MAP-PARCEL #:
161-11-E-21

EXHIBIT "A"

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, refinancing, or change in ownership of the unit occurring prior to the end of the Retention 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 Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless:

(A) The unit was assisted with a 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 Finance Board 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 clauses (i), (ii), and (iii) contained herein.

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