THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040372**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $102,500.00 Affiant Subscribed and sworn to before me, this 27th of April 2010. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rafal Sobota 2020 Beechwood Avenue D-6 Nashville, TN 37204	Send Tax Bills To: Pinnacle National Bank 211 Commerce Street, #300 Nashville, TN 37201	Tax Information: Tax Parcel ID No. Map 105-10-A Parcel 402.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Bass and wife, Felicia Bass** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Rafal Sobota,** * an unmarried man, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* unmarried

Land in Davidson County, Tennessee, being Unit number D-6 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, Section 27-10, et seq. of the Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, page 284 and as amended by First Amendment of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the said Master Deed. Reference is hereby made to the plan of BeechTree Condominiums as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, page 193, said Register's Office, to which plan reference is hereby made.

Being the same property conveyed to John Bass and wife, Felicia Bass by deed of record as instrument number 20050809-0107847, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS ATTACHED AS "Exhibit A" – WHICH RESTRICTIONS ACCRUE TO THE BENEFIT OF THE FEDERAL HOME LOAN BANK OF CINCINATTI.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property located at 2020 Beech Avenue No. D-6, Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans: T20100027569 DEEDWARR
Recvd: 05/07/10 14:59 3 pgs
Fees: 18.00 Taxes: 379.25
20100507-0035198

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th April 2010.

John Bass

Felicia Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John and Felicia Bass, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th April 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

RESTRICTIVE COVENANTS RUNNING TO THE BENEFIT OF THE FEDERAL HOME LOAN BANK OF CINCINNATI

Grantee(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, foreclosure, conveyance by deed in lieu of foreclosure, for 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 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 clauses (i); (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure.