BILL GARRETT, Davidson County
Trans:T20110025416 DEEDWARRSP
Recvd: 04/29/11 15:08 4 pgs
Fees:23.00 Taxes:504.00
20110429-0032986

This Instrument Prepared by:
**RENO & CAVANAUGH, PLLC.**
424 Church Street, Suite 1750
Nashville, TN 37219

**ADDRESS NEW OWNER:**
Ali Elnasri
Mariam Ahmed
117 McCarthy Park Lane
Nashville, Tennessee 37207

**SEND TAX BILL:**
**To Mortgagee***

**MORTGAGEE:**
Nashville Area Habitat for Humanity, Inc.
1006 Eighth Avenue, South
Nashville, Tennessee 37203

**MAP AND PARCEL:**
**059-08-0A-521**

# SPECIAL 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, **NASHVILLE AREA HABITAT FOR HUMANITY, INC.**, a Tennessee non-profit corporation (hereinafter called the "Grantor"), has bargained and sold and by these presents does transfer and convey unto ALI ELNASRI AND MARIAM AHMED, (hereinafter, together the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 521, as shown on the map entitled Second Revision For Final Plat The Park Preserve, (a Cluster Lot Subdivision), of record as Instrument No. 20101021-0084154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to NASHVILLE AREA HABITAT FOR HUMANITY, INC., by deed from GRAND DEVELOPERS, LLC, of record as Instrument No. 20080602-0055821, dated May 30, 2008, said Register's Office.

The above-referenced land is improved property known as 117 McCarthy Park Lane, Nashville, Tennessee 37207 (the "Property").

This conveyance is made subject to the following:

1. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20100122-0005684, amended as Instrument No. 20100316-0019840 and Instrument No. 20101027-0086058, said Register's Office.

2. Storm Water Detention Agreement of record as Instrument No. 20030926-0142818, said Register's Office.

3. Matters shown on the Plan of record as Instrument No. 20101021-0084154, said Register's Office.

4. Landscape Agreement of record as Instrument No. 20031027-0157840, said Register's Office.

5. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record as Instrument No. 20090422-0036291, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 6764, page 81, said Register's Office.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

In addition to the encumbrances listed above, this conveyance is made subject to the following covenants and restrictions, which shall be binding upon the Grantee herein, and her heirs, assigns and subsequent grantees, it being the intent of Grantor that these covenants and restrictions run with the Property.

## NON-DISCRIMINATION

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another proposed involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind or account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

## OWNER RETENTION

Grantee, her successors, heirs and assigns for an in consideration of receiving direct AHP subsidy funds ("AHP Subsidy") from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program must maintain ownership and reside in this property as Grantee's primary residence for a period of five (5) years ("Retention Period") from the date of the recording of this deed. This covenant shall run with the land.

(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, 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 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 the AHP Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure.

In addition, Grantee hereby grants to Grantor for a period of thirty (30) years from the date hereof the first right of refusal concerning any bona fide offer to purchase the Property. That is, prior to conveying the Property or any interest therein to anyone, Grantee must give Grantor written notice of the terms of the conveyance and reasonable evidence that the proposed conveyance is serious and legitimate. Within thirty (30) calendar days of receiving Grantee's written notice of the proposed conveyance, Grantor will inform Grantee of whether Grantor is willing to take title of the Property under similar terms as the proposed sale. Any amount to be paid to Grantee pursuant to this paragraph 'shall be reduced by the amounts outstanding under any promissory note(s) made by Grantee payable to the order of Grantor. This covenant shall also run with the land.

**WITNESS** my hand this 28th day of April, 2011.

**NASHVILLE AREA HABITAT FOR HUMANITY, INC.**

By: _____
Danny Herron, President and Chief Executive Officer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danny Herron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President and Chief Executive Officer of **Nashville Area Habitat for Humanity, Inc.**, the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 28th day of April, 2011.

_____
Notary Public

My Commission expires: March 3, 2015

LOUIS TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $136,216.00

_____
Affiant

Subscribed and sworn to before me, this 28th day of April, 2011.

_____
Notary Public

My Commission expires: March 3, 2015

LOUIS TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015