BILL GARRETT, Davidson County
Trans:T20110027017 DEEDWARR
Recvd: 05/06/11 10:06 2 pgs
Fees:13.00 Taxes:518.00
20110506-0034913

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~XXXXXXX~~ Rutherford)

The actual consideration or value, whichever is greater, is $140,000.00 (One Hundred Forty Thousand).

Carrie Bland
AFFIANT

Subscribed to and sworn before me this 5th day of May, 2011.

Teresa Taylor
NOTARY PUBLIC MY COMMISSION EXPIRES: 9-17-2011
(NOTARY SEAL)

Return To:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167

THIS INSTRUMENT PREPARED BY
~~AND PLEASE RETURN TO:~~

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jason M. Bailey 821 Neely's Bend Road Madison, TN 37115	**Pinnacle National Bank** **150 3rd Ave South, #900** **Nashville, TN 37201**	052-06-0-056.00

WARRANTY DEED

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, **NELLIE JEAN WHITEHEAD, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JASON M. BAILEY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lots Nos. 9, 10 and 12 of Block "H" on the Map of the revised plan of Rainbow Terrace Subdivision, not of record described according to a survey made by W. B. Southgate, Surveyor, in April 1930, as follows:
Beginning at the northerly margin of Neely's Bend Road 801 feet 4 inches east of the easterly margin of Hillcrest Drive; thence with the line between Lots Nos. 8, 9, 12, and 13 northerly 448 feet to the southerly margin of Blackstone Avenue; thence with the same easterly 84 feet; thence South 17 deg 15' East 228 feet to the corner of Lots Nos. 10, 11 and 12; thence with the line between Lots Nos. 10 and 11 southerly 266 feet 6 inches to the northerly margin of Neely's Bend Road; thence westerly with same 200 feet 11 inches to the beginning.
INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED from this conveyance is a certain tract of land conveyed to City of Nashville, acting by and through the Electric Power Board of the City of Nashville, by deed of record in Book 2276, page 65, described as follows: LAND in Davidson County, Tennessee, being the northerly part of Lot No. 12 of Block "H" on the map of Revised plan of Rainbow Terrace Subdivision, not of record, described partly according to a survey made by W. B. Southgate, Surveyor, April, 1930, and partly according to a plan of Rainbow Terrace, Section III, as of record in Book 2133, Page 20, Register's Office for said county, as follows: BEGINNING at a point on the easterly margin of Randy Road at the southwest corner of Lot No. 87 on the plan of Rainbow Terrace, Section III, of record in Book 2133, page 20, said Register's Office; thence with the southern boundary line of said Lot No. 87, South 78 deg East 84 feet; thence continuing with the line of said Lot No. 87, South 15 deg 34' East 113.7 feet, continuing in the same direction 44.3 feet, in all, 158 feet; thence at right angles to said Randy Road, westwardly 158 feet, more or less, to the easterly margin of said Road; thence with the easterly margin of said Road, northwardly 140 feet to the beginning. BEING the same property conveyed to Nellie Jean Whitehead by Deed of record in Book 5342, Page 42, Register's Office for Davidson County, Tennessee.

LTSR Number:

G.W.

GTE File: 2011

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED from this conveyance is a certain tract of land conveyed to Metropolitan Government of Nashville & Davison County, RIGHT OF WAY ACQUISTION as follows: BEGINNING at a point 26.38 feet left of the centerline station 15+11.55 Project 06-R-02C Neely's Bend Road, said point being the point of beginning; thence North 15 deg 31' 56" East, 8.76 feet; thence: with a non-tangential curve to the left having a radius of 25 feet, a curve length of 20.45 feet, a chord bearing of South 43 deg 25' 40" East, and a chord length of 19.89 feet; thence: with a non-tangential curve to the left having a radius of 11484.16 feet, a curve length of 17.10 feet, a chord bearing of North 69 deg 27' 57" West, and a chord length of 17.10 feet, to the point of beginning: Said portion of land contains 47.04 square feet more or less. BEING part of the same property conveyed to Nashville & Davidson County by deed of record in Instrument Number 20061009-0124839, Register's Office of Davidson County, Tennessee. The Life Estate retained by Nellie Mai Pinkerton Whitehead of record in Deed Book 5342, Page 42, Register's Office for Davidson County, Tennessee, died August 3, 2005, she was a resident of Davidson County, Tennessee.

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 in this property 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, 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 Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 821 NEELY'S BEND ROAD MADISON,TN 37115

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

WITNESS, this 5th day of May, 2011

Nellie Jean Whitehead

Nellie Jean Whitehead

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of May, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nellie Jean Whitehead with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of May, 2011.

Notary Public

Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
GREY M. GRISSIM
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LTSR Number

GTE File: 2011