Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

Prepared By & Return To:
Prepared by:
Lakeside Title & Escrow, LLC
833A Wren Rd.
Goodlettsville, TN
37072
11-075

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 day of May, 2011.

Notary Public

CHAD WATERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:

2-26-13

ADDRESS OF NEW OWNER:
Jaima K. McReynolds
518 S. 14th St.
Nashville, TN 37206

SEND TAX BILLS TO
Jaima K. McReynolds
518 S. 14th St
Nashville, TN 37206

Map-Parcel:
094-01-0-035.00

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, WE,

Howard A. Fuqua Jr. and wife Dora A. Fuqua

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaima K. McReynolds, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 112 on the Plan of Payne and Blakemore-Cummings Addition to Nashville as of record in Book 57, Page 70 in the Register's Office for Davidson County, Tennessee.

Lot No. 112 fronts fifty feet on the westerly side of 14th Street and extends back between parallel lines 156 feet more or less to an alley.

Less and except a right of way acquisition to Metropolitan Government of Nashville & Davidson County as shown in instrument 200405050051418, Davidson County Register of Deeds.

Being part of the same property conveyed to Howard A. Fuqua, Jr. and wife, Dora A. Fuqua by deed from Cumberland Builders, Inc, dated March 3, 1977 and recorded in Book 5121, Page 502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein. (4) **The Retention Language in Exhibit A of this Warranty Deed**

This is improved property known as: **518 S 14th St., Nashville, TN 37206**

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, 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 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.

BILL GARRETT, Davidson County
Trans:T20110031163 DEEDWARR
Recvd: 05/25/11 12:43 2 pgs
Fees:13.00 Taxes:384.80
20110525-0040072

Witness grantors hand this 20 day of May, 2011.

Howard A. Fuqua Jr

Dora A. Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Howard A. Fuqua Jr. and wife Dora A. Fuqua**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained..

Witness my hand and official seal in Davidson County, Tennessee this 20 day of May, 2011.

Notary Public

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration:

2-26-13

Exhibit "A"

Retention Language for Buyer

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.