Send Tax Statements To:
New Owner
_____
_____
_____

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Amanda J. Sexton
1806 Shaylin Loop
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 173-5-A-44CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **OLE SOUTH PROPERTIES, INC., a Tennessee Corporation** has this day bargained and sold and does hereby transfer and convey unto, **AMANDA J. SEXTON, unmarried,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 44 on the plan of Barnes Crossing, Phase One, according to Master Deed appearing of record in Instrument No. 20050721-0084791, amended in Instrument No. 20051114-0136938 and further amended in Instrument No. 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Barnes Crossing, LLC, a Tennessee Limited Liability Company, dated August 23, 2011, appearing of record in Instrument No. 20110830-0067078, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Master Deed and By Laws, contained in instrument No. 20050721-0084791, 20050805-0092480 and in Instrument No. 20051114-0136938; Easement to Metro of record in Instrument No. 20050721-0084791 and in Instrument No. 20050811-0095171; Charter of Homeowners Association included of record in Master Deed as exhibit B; Planned Unit Development Boundary of record in Instrument No. 20050128-0010427 and to any and all matters shown on Master Deed contained in instrument No. 20050721-0084791, 20050805-0092480 and in Instrument No. 20051114-0136938, all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20120028879 DEEDWARR
Recvd: 04/20/12 09:59 3 pgs
Fees:18.00 Taxes:399.60
20120420-0033867

Return TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

FEDERAL HOME LOAN BANK OF CINCINNATI

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 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 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..

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **AMANDA J. SEXTON, unmarried,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of April, 2012.

OLE SOUTH PROPERTIES, INC., a Tennessee Corporation

BY: _____ COO

Roger, Chief Operating Officer

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Roger Case,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Operating Officer** of **Ole South Properties, Inc.,** the bargainor, and that he as such **Chief Operating Officer**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **Chief Operating Officer**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 18th day of April, 2012.

_____
NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. DATE NOVEMBER 19, 2013

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me,
this 18th day of April, 2012.

_____
NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. DATE NOVEMBER 19, 2013