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:

Anthony Works
1409 O'Hara Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel: 174-11-A/519CO

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 **ANTHONY L. WORKS, SINGLE, UNMARRIED, AND AFTON M. GORDON, SINGLE, UNMARRIED,** their 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 Lot No. 90, on the plan of First Amendment, Cane Ridge Farms, Phase Three, Section One, according to plat and survey appearing of record in Instrument No.20070703-0079200, 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 a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, dated November 28th, 2012, of record in Instrument Number 20121203-0111072, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument Number 20001204-0119093; Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, and amendment in Instrument Number 20041102-0131848 and in Instrument No. 200100526-004558; Detention Maintenance Agreement of record in Instrument No.20070130-0012097. Storm Water Detention Agreement of record in Instrument No. 20050825-0101604; Right-of-Way Easement of Record in Instrument No. 20060607-0067535; Transmission Line Easement of record in Book 4428, page 565; Easement to United Telephone Company of record in Instrument No. 20020123-009340; Agreement of Dedication of Easement of record in Book 5078, page 476; Notice of hold of Building Permits of record in Instrument No. 20100218-0012636, as amended in Instrument No. 20100426-0031357; Subject to any creek or branch running through or along the boundary line of subject property; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plats; and to the zoning regulations of the appropriate governmental body.

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

BILL GARRETT, Davidson County
Trans:T20130032742 DEEDWARR
Recvd: 04/22/13 11:01 3 pgs
Fees:18.00 Taxes:566.10
20130422-0039692

Subject to any and all matters on plan of record in Instrument Number 200701103-0079200, of said Register's Office.

Property is subject to the following restriction:

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.

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ANTHONY L. WORKS, SINGLE, UNMARRIED, AND AFTON M. GORDON, SINGLE, UNMARRIED,** their 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 un-encumbered, except for the lien of the 2013 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, his 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 15th day of April, 2013.

OLE SOUTH PROPERTIES, INC.

BY: _____ COO
Roger Case, Chief Operating Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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., a Tennessee Corporation,** 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 15th day of April, 2013.

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 $153,000.00, 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 15th day of April, 2013.

_____
NOTARY PUBLIC

My Commission Expires:
1/24/17

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY