BILL GARRETT, Davidson County
Trans:T20130034959 DEEDWARR
Recvd: 04/29/13 12:20 2 pgs
Fees:13.00 Taxes:255.30
20130429-0042306

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00
: Octavia Brooks
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2013.
Notary Public
MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
OCTAVIA BROOKS	New Owner	059-10-0/232.00
(NAME)	(NAME)	
3903 CROUCH DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, GEORGE T. BROOKS AND WIFE, SARAH L BROOKS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OCTAVIA BROOKS, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 595 ON THE PLAN OF HAYNES MANOR, SECTION V, AS OF RECORD IN BOOK 4460, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, AS AMENDED BY THE SURVEYORS INSTRUMENT OF CORRECTION OF RECORD IN BOOK 4846, PAGE 697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 63.0 FEET ON THE WESTERLY SIDE OF CROUCH DRIVE AND EXTENDS BACK 144.2 FEET ON THE NORTHERLY LINE AND 154.9 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 71.43 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GEORGE T. BROOKS AND WIFE, SARAH L. BROOKS, BY DEED FROM ZEITLIN CONSTRUCTION COMPANY, INC. DATED SEPTEMBER 19TH, 1975 AND OF RECORD IN BOOK 4954, PAGE 240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

This is improved property, known as 3903 CROUCH DRIVE, NASHVILLE, TN 37207.

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 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 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 of any assignment of the first mortgage to the Secretary of HUD.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 25th day of April, 2013.

George T. Brooks
GEORGE T. BROOKS

Sarah L. Brooks
SARAH L. BROOKS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GEORGE T. BROOKS AND SARAH L. BROOKS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 25th day of April, 2013.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY