BILL GARRETT, Davidson County
Trans:T20130037850 DEEDWARR
Recvd: 05/07/13 09:17 3 pgs
Fees:18.00 Taxes:407.00
20130507-0045792

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0285

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2013

Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tia Marie Palmer 718 Dutchmans Court Hermitage, TN 37076	New Owner	075-08-0-205.00

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,

Cynthia Moncheryl Robinson Motley (33-1.3%); Gwendolyn Jones, Trustee of The Testamentary Trust for Demetris Antwaun Robinson (33-1/3 %), created under the Last Will & Testament of Edith Jean Robinson,dated June 9, 2005; and Cynthia Moncheryl Robinson Motley, Trustee of the Testamentary Trust for Grandchildren, Mariah Jenkins (11-1/9%), Corey Jenkins (11-1/9%) and Cara Jenkins (11-1/9%), created under the Last Will & Testament of Edith Jean Robinson , dated June 9, 2005,

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

Tia Marie Palmer

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

LAND in Davidson County, Tennessee, being Lot No. 190 on the Plan of Section 3, Highlands of Tulip Grove, as shown by plat of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

BEING the same property conveyed to Edith J. Robinson, an unmarried person, by Warranty Deed from The Guardianship and Trusts Corporation, Trustee for the Eliezer Robinson Special Needs Trust, dated 9/18/09 and recorded 9/18/09 in Instrument Number 20090918-0087443, Register's Office for Davidson County, Tennessee. The said Edith J. Robinson, a/k/a Edith Jean Robinson, having died testate, on March 29, 2012. Pursuant to the Last Will & Testament of the said Edith Jean Robinson, dated June 9, 2005, (Probate Docket No. 12P-710), in the Seventh Circuit Court for Davidson County, Tennessee, subject property was devised to Cynthia Moncheryl Robinson Motley, Gwendolyn Jones, Trustee of the Testamentary Trust for the benefit of Demetris Antwaun Robinson, and Cynthia Moncheryl Robinson Motley, Trustee of the Testamentary Trust for the benefit of Mariah Jenkins, Corey Jenkins and Cara Jenkins.

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; **AND SUBJECT TO THE MATTERS STATED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE THERETO.**

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 718 Dutchmans Court, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2013.

Cynthia Moncheryl Robinson Motley
Cynthia Moncheryl Robinson Motley, Individually

Trustee
Gwendolyn Jones, Trustee of the Testamentary Trust
for Demetris Antwaun Robinson, created under the
Last Will & Testament of Edith Jean Robinson,
dated June 9, 2005

Cynthia Moncheryl Robinson Motley, Trustee
Cynthia Moncheryl Robinson Motley, Trustee of the
Testamentary Trust for the Grandchildren, created under the
Last Will & Testament of Edith Jean Robinson,
dated June 9, 2005

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Cynthia Moncheryl Robinson Motley, individually, and as Trustee of the Testamentary Trust for Grandchildren, and Gwendolyn Jones, Trustee of the Testamentary Trust Demetris Antwaun Robinson, both trusts being created under the Last Will & Testament of Edith Jean Robinson, dated June 9, 2005,

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

EXHIBIT "A"
Attached to Warranty Deed for 718 Dutchmans Court, Hermitage, TN

FEDERAL HOME LOAN BANK OF CINCINNATI

2013 Welcome Home Retention Language

The language below should be inserted into the Warranty Deed or as a Restrictive Covenant to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or exhibit. If recorded as a Restrictive Covenant, the document must reference the Warranty Deed.

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.