This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Elizabeth Ann Brandon
1912 Piedmont Ave
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
JP Morgan Chase Bank, N.A.
P.O. Box 78420
Phoenix, AZ 85062-8420

MAP 72-12
GROUP
PARCEL 163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jessica L. Davis (nka Jessica Davis Wilson), and husband Brian Wilson** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Elizabeth Ann Brandon**, hereinafter called the GRANTEE, her 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. 133 on the Plan of Map of Dalewood, Section II, of record in Plat Book 1835, page 6, Register's Office, Davidson County, Tennessee.

Said Lot No. 133 fronts 80 feet on the south side of Piedmont Avenue and runs back between parallel lines 157 feet to a dead line in the rear.

Being the same property conveyed to Jessica L. Davis, unmarried by deed dated January 26, 2006 from Brian G. Garrett, a single man of record in Inst No. 20060127-0010625, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1912 Piedmont Ave, Nashville, Tennessee 37216.**

BILL GARRETT, Davidson County
Trans:T20130046031 DEEDWARR
Recvd: 06/03/13 15:25 4 pgs
Fees:23.00 Taxes:518.00
20130603-0055832

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

WITNESS our hands this the **30th** day of **May, 2013.**

Jessica Davis Wilson

Brian Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jessica Davis Wilson and husband, Brian Wilson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2013.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2013.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

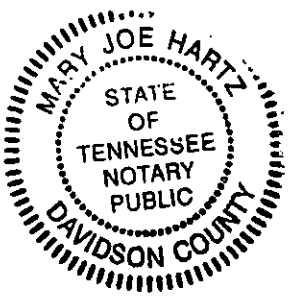


EXHIBIT "A"

TO WARRANTY DEED

FROM JESSICA L. DAVIS WILSON TO ELIZABETH BRANDON

RESTRICTIVE COVENANTS

FEDERAL HOME LOAN BANK OF CINCINNATI'S AFFORDABLE HOUSING PROGRAM

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.