BILL GARRETT, Davidson County
Trans:T20140021717 DEEDWARR
Recvd: 04/01/14 11:07 2 pgs
Fees:13.00 Taxes:481.00
20140401-0026802

WARRANTY DEED

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

MONTELIER-H14018

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF March, 2014.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Damian Monteslier Montelier , a single man	Pinnacle Bank	042.03-0-073.00
920 North Graycroft Avenue	150 Third Ave South, Suite 900	
Madison, TN 37115	Nashville, TN 37201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LINDA JILL MARTIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAMIAN MONTESLIER MONTELIER , A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows: Being Lot No. 99 on the Plan of Primrose Acres, as of record in Book 2663, Pages 106 and 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 130.0 feet on the southerly side of Graycroft Avenue and runs back 417.5 feet on the westerly line and 223.7 feet on the easterly line to a dead line in the rear, measuring 235.0 feet thereon.

Being the same property conveyed to Linda Jill Martin by deed from Joe J. Tate and wife, Thelma J. Tate (1/2 interest) of record at Book 200808220086653, recorded on 08/22/2008, Register's Office for Davidson County, Tennessee. Further vesting: The remaining 1/2 interest having been conveyed by quitclaim deed from the same grantors to the same grantee recorded in Inst. #200808220086652.

Subject to all matters shown on the above referenced plat and to restrictions of record.

Subject to restrictive Covenants of record in Book 2859, Page 584, said Register's office, including any revisions/amendments/corrections recorded.

SEE ATTACHED "EXHIBIT A"

( ) unimproved
This is (X) improved property known as 920 North Graycroft Avenue, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their 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 my/our hand(s) this 26th day of March, 2014 :

Linda Jill Martin

Ron Martin, conveying any and all marital rights

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LINDA JILL MARTIN AND RON MARTIN, the bargainor(s), 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 Sumner County, Tennessee, this 26th day of March, 2014.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

EXHIBIT A

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.