BILL GARRETT, Davidson County
Trans:T20140022975 DEEDWARR
Recvd: 04/04/14 14:07 3 pgs
Fees:18.00 Taxes:425.13
20140404-0028339

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00.

Affiant

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2014.

Notary Public
MY COMMISSION EXPIRES: 8/16/14
File No. G14-8555D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hung Thang and Har Len (NAME)	(NAME)	162-6-153
198 Townes Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kathleen S. Dillehay, Executrix for The Estate of Charles K. Salmon, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hung Thang, an unmarried person and Har Len, an unmarried person,** 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. 97 on the plan of FAIR OAKS, SECTION 2, as shown by plat of record in Plat Book 4460, Page 52-53, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles K. Salmon, Jr. and wife, Mary Allena Salmon from Gardner Construction Co., Inc., by Deed dated May 2, 1973, in Book 4705, Page 165, in the Register's Office for Davidson County, Tennessee. Mary Allena Salmon having since died December 14, 1999, leaving the subject property vested in Charles K. Salmon, Jr. as the surviving tenant by the entirety. Charles K. Salmon, Jr. having since died testate June 7, 2013. Pursuant to the Last Will and Testament of Charles K. Salmon, Jr. probated under Case NO. 13P-1625 Probate Court for Davidson County, Tennessee, Kathleen S. Dillehay was appointed as Executrix of the Estate and is authorized to sell, convey, and/or otherwise transfer any and all real and/or personal property as set forth in said Will.

See Attached Exhibit "A"

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4556, page 718, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and criteria as shown on the Plat(s) recorded in Plat Book 4460, page 52-53, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 198 Townes Drive, Nashville, TN 37211.

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 do 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. Whenever 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 1st day of April, 2014.

THE ESTATE OF CHARLES K. SALMON, JR.

By: Kathleen Dillehay Executrix
Kathleen S. Dillehay, Executrix

April 01, 2014
Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kathleen S. Dillehay, Executrix for The Estate of Charles K. Salmon, Jr., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of April, 2014.

My Commission Expires: 6-23-16

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BRIAN L. SMITH

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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.