BILL GARRETT, Davidson County
Trans:T20140023227 DEEDWARR
Recvd: 04/07/14 10:42 4 pgs
Fees:23.00 Taxes:484.70
20140407-0028648

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan K. Pattengale	Pinnacle Bank	061-10-0-046.00
4011 Hutson Avenue	150 3rd Avenue South, Suite 900	
Nashville, TN 37216	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alex C. Patterson as Executor of the Estate of Duane Patterson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ryan K. Pattengale,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 196 and the southerly 5 feet of Lot No.197 on the Map of Maplewood Heights second subdivision as of record in Book 547, page 103 and 104 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Duane Patterson by Deed from Joe Mack Patterson dated May 20th, 2003 and filed for record in Instrument Number 20061117-0143153 Register's Office of Davidson County, Tennessee.

The said Duane Patterson having since died on February 15, 2013 in Davidson County, Tennessee, and by Last Will and Testament filed on March 7, 2013 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Docket No. 13P-449, devised property described above, in equal shares to Alex C. Patterson, brother, and Kathryn Matuszewski, sister.

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.

1) Taxes for the year 2014, a lien, not yet due and payable. 2) 2013 Davidson County Property Taxes in the amount of$1552.30 where posted paid on October 30th, 2013. 3) Subject to any and all matters appearing on the plan of record in Book 547, page 103 and 104 Register's Office of Davidson County, Tennessee. 4) Subject to any and all easements and restrictions of record in the register's Officeof Davidson County, Tennessee.

This property is improved property known as **4011 Hutson Avenue, Nashville, TN 37216.**

See Attached Exhibit B which is considered part of this Deed of Conveyance

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 3rd day of April, 2014.

Alex C. Patterson
Alex Patterson as Executor of
The Estate of Duane Patterson

Alex C. Patterson
Alex Patterson, Individually

Kathryn Matuszewski
Kathryn Matuszewski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **Alex Patterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon Oath, acknowledged himself to be **Executor of the Estate of Duane Patterson** (or other person authorized to executed the instrument) the within named bargainor, and that as Executor, executed the forgoing instrument for the purpose therein contained, by personally signing his name as **Executor of the Estate of Duane Patterson**.

Witness my hand and official seal at Franklin, Tennessee, this the 3rd day of April, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014032982

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alex Patterson Individually**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2014.

Notary Public

My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kathryn Matuszewski Individually**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this this 3rd day of April, 2014.

Notary Public

My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Exhibit B

(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 my 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 the financed the purchase, construction or rehabiliation 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.