Box:13
Jb # 8142

BILL GARRETT, Davidson County
Trans:T20140032677 DEEDWARR
Recvd: 05/12/14 11:19 3 pgs
Fees:18.00 Taxes:518.00
20140512-0040367

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 140,000.00 Affiant Subscribed and sworn to before me, this 6th day of May, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHERRI J. HOLLOWAY	Bank of Tennessee	**13614008400**
509 BLUEWATER DRIVE	105 Indian Lake Blvd #107	
NASHVILLE, TN 37217	Hendersonville Tn 37075	

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 ACKNOWLEDGE, WE,

REVISION HOMES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERRI J. HOLLOWAY, unmarried

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:

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. 99 ON THE PLAN OF CASTLEGATE SECTION 1, OF RECORD IN PLAT BOOK 4460, PAGE 115, REGISTER'S OFFICE FOR S AID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO REVISION HOMES, LLC, BY WARRANTY DEED FROM MICHAEL E. O'BARD AND WIFE, DIETRA O. O'BARD, DATED 01/30/2014 AND RECORDED ON 02/03/2014 IN INSTRUMENT NUMBER 20140203-0009531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $52,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. O'BARD AND WIFE, DIETRA O. O'BARD BY QUITCLAIM DEED FROM LORI HOLLOWAY, TRUSTEE, DATED 10/07/2002, AND RECORDED ON 10/09/2002 IN INSTRUMENT NUMBER 20021009-0123315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

See Attached Exhibit "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 509 BLUEWATER DRIVE, NASHVILLE, TN 37217.

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 in 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 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 6th day of May, 2014.

Paul Kazanofksi (as member)
REVISION HOMES, LLC
BY: PAUL KAZANOFKSI
ITS: MEMBER

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **PAUL KAZANOFKSI** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is MEMBER of REVISION HOMES, LLC and that he is authorized by REVISION HOMES, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of May, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Exhibit "A"

FEDERAL HOME LOAN BANK OF CINCINNATI

2014 Welcome Home Retention Language Acknowledgement for FHA Loans

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.

I acknowledge that I have been informed that the language above will be included in or attached to the warranty deed for the property I am purchasing and I agree to the restrictions and limitations included in this language.

Sherri J. Holloway	Sherri J. Holloway	5-6-14
Homebuyer Printed Name	Homebuyer Signature	Date
Homebuyer Printed Name	Homebuyer Signature	Date

Damon v. Allen
Federal Home Loan Bank of Cincinnati