RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140021

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038019 DEEDWARR
Recvd: 06/02/14 08:29 3 pgs
Fees:18.00 Taxes:792.70
20140602-0046862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,244.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Richard Sears 1544 Sunbeam Drive Cane Ridge, TN 37013	Same address as new owner	182-01-0-A-145.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fourteen Thousand Two Hundred Forty Four and 00/100 Dollars ($214,244.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **LIFESTYLE HOME BUILDERS, INC.**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW RICHARD SEARS, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 93 on the Plan of Phase Three, Sunset Hills, an RS-10 Subdivision, a Planned Unit Development, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lifestyle Home Builders, Inc., by Warranty Deed from SAF Properties, a Tennessee General Partnership, dated 1/2/2014, recorded 1/6/2014, of record in Instrument No. 20140106-0001157, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plan of record in Instrument No.20130619-0063025; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1544 Sunbeam Drive, Cane Ridge, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Borrower, his 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.

WITNESS ITS HAND, this the 23rd day of May, 2014.

LIFESTYLE HOME BUILDERS, INC.

BY: _____
COBY HANAI, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 23rd day of May, 2014, before me, appeared Coby Hanai, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Lifestyle Home Builders, Inc., and that said instrument was signed in behalf of said Lifestyle Home Builders, Inc, and said Coby Hanai acknowledged said instrument to be the free act and deed of said Lifestyle Home Builders, Inc.

Witness my hand at office this the day and year above written.

_____
Notary Public

My commission expires: 7-24-2017