Bk: 13
File # 8239

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deshaun Bolden and Kia Rogers	Bank of Tennessee	15002009000
(NAME) 685 Lake Terrace Dr	(NAME) 165 Indian Lake Blvd	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Hendersonville Tn 37075	
(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 hereby acknowledged, I/WE, **Cumberland Property Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kia Rogers and husband, Donquatus Deshaun Bolden**, 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. 128, on the Revised Plan of Castlegate section 2-A, of record in Book 5200, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Cumberland Property Investments, LLC, Tennessee Limited Liability Company by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated September 12, 2013, of record in Instrument No. 20130918-0098315, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to The Secretary of Housing and Urban Development by deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated December 5, 2012 and recorded in Instrument No. 20130327-0029840, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Weston John Cornelius by deed from James A. Mullins, a single man, and Ann M. Mullins, a single woman dated November 24, 2009 of record in Instrument No. 20091125-0108333, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

See attached "Exhibit A"

unimproved ☐
This is improved ☒ property, known as 685 Lake Terrace Dr, Nashville, TN 37217

BILL GARRETT, Davidson County
Trans: T20140039140 DEEDWARR
Recvd: 06/04/14 10:04 3 pgs
Fees: 18.00 Taxes: 610.13

20140604-0048274

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, has 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. 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 our hands this 21st day of May, 2014

Cumberland Property Investments, LLC,
A Tennessee limited liability company

By: Christopher Koch, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, Christopher Koch, whom I am personally acquainted and upon his oath acknowledged himself to be the Member of **Cumberland Property Investments, LLC, a Tennessee limited liability company,** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **Cumberland Property Investments.**

WITNESS my hand and official seal at **Franklin** , Tennessee, this **21st day of May, 2014.**

LAUREN M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 3-25-18

"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.

Kia Rogers	Kia Rogers	5/21/14
Homebuyer Printed Name	Homebuyer Signature	Date
Daugustus Deshaun Golden		5-21-14
Homebuyer Printed Name	Homebuyer Signature	Date

Damon v. Allen
Federal Home Loan Bank of Cincinnati