WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026076 DEEDWARR
Recvd: 04/08/15 09:51 4 pgs
Fees:23.00 Taxes:481.00
20150408-0030775

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy W. Baynham	First National Bank of McMinnville	08103019700
(NAME)	(NAME)	
2118 14th Ave. N	200 East Main St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	McMinnville TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ida Williams, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Baynham and Jasmine R. Baynham, Husband and Wife, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County being Lot No. 10 on the map showing the subdivision of Lot No. 21 of Owen's Buena Vista Plan of Lots, of record in Plan Book 1, Page 84, Register's Office for Davidson County, Tennessee, also recorded in Book 57, Page 26, said Register's Office.

Said Lot fronts 50 feet on the east side of 14th Avenue North, formerly Nance Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Ida Williams from William Wade and wife, Kimberly Wade by Warranty Deed dated May 1, 2007 of record in Instrument No. 20070504-0053863, Register's Office for Davidson County, Tennessee. Corrective Affidavits of Scrivener's Error to correct lot number in deed from Wade to Williams are of record in Instrument No. 20080410-0036290 and Instrument No. 20080219-0016221, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS AS SET FORTH ON THE MAP SHOWING THE SUBDIVISION OF LOT NO. 21 OF OWEN'S BUENA VISTA PLAN OF LOTS OF RECORD IN PLAN BOOK 1, PAGE 84 AND BOOK 57, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR NAMED HEREIN****

*****SEE ATTACHED EXHIBIT "A"**

unimproved ☐

This is improved ☑ property, known as 2118 14th Ave. N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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,

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 hand this 3rd day of April, 2015.

Ida Williams

Ida Williams

STATE OF CALIFORNIA

COUNTY OF

On this ____ day of _____, _____, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ida Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

_____
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

See attached notarial certificate.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 3rd 2015 before me, Sabrina Jay - Notary Public
(insert name and title of the officer)

personally appeared Ida Mae Williams,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SABRINA JAY
Commission No. 2091994
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires November 29, 2018

EXHIBIT "A"

FEDERAL HOME LOAN BANK OF CINCINNATI

2015 Welcome Home Retention Language Acknowledgement for FHA Loans

Borrower(s), 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, assignment of the first mortgage to the Secretary of HUD, 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.

Timothy Baynham		4.3.15
Homebuyer Printed Name	Homebuyer Signature	Date
Homebuyer Printed Name	Homebuyer Signature	Date

Damon v. Allen
Federal Home Loan Bank of Cincinnati