BILL GARRETT, Davidson County
Trans:T20160034649 DEEDWARR
Recvd: 04/27/16 10:59 3 pgs
Fees:18.00 Taxes:557.94
20160427-0040979

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $150,795.00.

Kristina Kaye Detiveaux
Affiant

Subscribed and sworn to before me, this 14th day of April, 2016.

Notary Public
My commission expires: 4/24/18

05-1602-66808

Address of New Owner:	Send Tax Bills to:	Tax Information:
Douglas Busby, Jr. 2802 Creekbend Drive Nashville TN 37207	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	059-04-0-A-058.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Monica C. Adams, now known as Monica C. Matthews, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Douglas Busby, Jr. , an unmarried man**, hereinafter called the Grantees, their successors 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. 59, on the Plan of Phase 3, Brookview Subdivision, of record in Instrument No. 20050928-0116190, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Monica C. Adams by deed from Bonita Blue, married, dated March 31, 2010, recorded April 16, 2010, of record in Instrument No. 20100416-0028743, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of grantor, grantor's spouse, or any dependant, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, and the Welcome Home Retention Language as shown on attached Exhibit A.

This property is improved property known as 2802 Creekbend Drive, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of April, 2016.

Monica C. Matthews

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Monica C. Matthews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 14th day of April, 2016.

Hutch Henderson
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
February 25, 2020

EXHIBIT A

Borrower(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (FHLB Cincinnati) 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 FHLB 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 of the unit 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 FHLB 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 FHLB Cincinnati 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.

X