RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No.: E16-0061

BILL GARRETT, Davidson County
Trans:T20160037711 DEEDWARR
Recvd: 05/06/16 08:59 3 pgs
Fees:18.00 Taxes:530.95
20160506-0044887

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $143,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2016.

Notary Public

My commission expires:

HILLARY A. PATE NOSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kim M. McBee	F & M Bank	059-04-0A-178.00-CO
2851 Creekbend Drive	10 Cadillac Dr., Ste 100	
Nashville, TN 37207	Brentwood TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

LaTasha Davis f/k/a LaTasha Hardy, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kim M. McBee, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Final Plat of Phase 4, 5 & 6, Brookview Subdivision of record in Plat at Instrument No. 20060303-0025044, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to LaTasha Hardy, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20061130-0147765 Register's Office for Davidson County, Tennessee, dated November 27, 2006 and recorded on November 30, 2006. LaTasha Hardy has since married and is now known as LaTasha Davis.

This purchase is subject to Welcome Home Retention Language, see attached Exhibit A.

Alec Davis, spouse of LaTasha Davis, joins in the execution of this instrument to convey his marital interests, if any, in the subject property.

This is improved property known as **2851 Creekbend Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record as Instrument Number 20060303-0025044, Covenants, Conditions and Restrictions of record in Instrument Number 20050207-0013977, amended in Instrument No. 20050311-0027337, supplemented in Instrument Number 20060512-0055856, Stormwater Agreement of record in Instrument Number 20051003-0118192, Quitclaim Deed to HOA for open space/common areas of record in Instrument Number 20060512-0055853, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee, and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of May, 2016.

LaTasha Davis

Alec Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LaTasha Davis and Alec Davis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of May, 2016.

Notary Public
My Commission Expires: _____

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

SolomonParks File No. 160103 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

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 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.