WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/16 14:39 4 pgs
Fees:23.00 Taxes:444.00
20160511-0046929

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/17/16

(AFFIX SEAL)

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennell Anthony	First Community Mtg	
(NAME)	(NAME)	
2346 Benay Road	262 Robert Rose Dr	052-13-0B-112.00-C
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lion's Head Properties, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennell Anthony, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 situated in Davidson County, State of Tennessee, described as follows, to-wit Land in Davidson County, Tennessee, Being Lot 150, First Revision, Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 1, as shown on Plat of Record in Plat Book 9700, Page 283, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shauna Pettus, unmarried by Warranty Deed dated 12/01/2010 from Jamie L. Morris, married of record in Instrument 20101208-0097715, Register's Office for Davidson County, Tennessee. All matters as set forth per plat in Book 9700, Page 283, said Register's Office.

Further being the same property conveyed to Lion's Head Properties, LLC by Quitclaim Deed from Shauna Pettus, dated April 14, 2016 and filed in Instrument Number 20160414-0035899, said Register's Office.

Restrictive Covenants of record in Book 6762, Page 208, said Register's Office. Declaration of Submission of record in Book 10630, Page 501, said Register's Office. Master Deed of record in Book 7566, Page 571, said Register's Office. Said Masterdeed was amended of record in Book 10630, Page 504, said Register's Office. Said Masterdeed was amended of record in Instrument 200409150111299, said Register's Office. Deed of Conveyance Easement of record in Book 7061, Page 196, said Register's Office. Easement of record in Book 9700, Page 283, said Register's Office. Charter of record in Book 8069, Page 158, said Register's Office. Notice of Completion in Instrument No. 20110607-0043487, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

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.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2346 Benay Road, Nashville, TN 37214

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 9th day of May, 2016.

LION'S HEAD PROPERTIES, LLC

Shauna Pettus, Sole Member

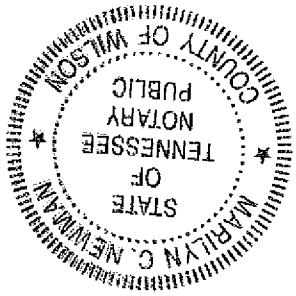
Shauna Pettus
Sole Member

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shauna Pettus with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Sole Member the within named bargainor, a Tennessee Limited Liability Company, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Shauna Pettus, as such Sole Member.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 9th day of May, 2016.

Notary Public Marilyn C Newman
My Commission Expires: 8-14-17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

