Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $237,900.00

Pamela Renee
Affiant

Subscribed and sworn to before me, this 28th day of April 2016.

Notary Public
My commission expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Mail to
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160039565 DEEDWARR
Recvd: 05/12/16 09:10 3 pgs
Fees:18.00 Taxes:880.23
20160512-0047227

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew E. Brown 601 Old Hickory Blvd. #118 Brentwood TN 37027	New Owner	171 03 0B 301.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Adam Reviere, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Matthew E. Brown hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 63 on the Plan of Phase Two Section Seven Townhomes of Fredricksburg as of record in Book 9700 Page 957 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made complete and accurate legal description.

Being the same property conveyed to Adam Reviere by deed from Cori Varner, Richard Varner, Cheryl Varner of record in Instrument No. 20121019-0096151 Register's Office for Davidson County, Tennessee. and dated 10/18/12

See attached Exhibit "A" which is considered part of this deed of conveyance.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of TOWNHOMES OF FREDERICKSBURG PHASE 2 SEC 7 of record in Book 9700 Page 957 3) ByLaws of Townhomes of Fredricksburg Homeowners Association of record in Book 10126 Page 486 and amended in Instrument No. 201501020000219 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10126 Page 435 and Amended in Book 10224 Page 683 and in Instrument No. 200507050076596 and in any allied instruments(s) referred to in said

restrictions. 5) Charter for Townhomes of Fredricksburg Homeowners Association of record in Book 10126 Page 430

This property is improved property known as 601 Old Hickory Blvd. #118, Brentwood, Tennessee 37027

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28 day of April, 2016.

Adam Reviere by Grant Hammond, His Attorney in Fact

Adam Reviere, by Grant Hammond
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2016, before me personally appeared Grant Hammond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam Reviere acknowledged that such person executed the same as the free act and deed of Adam Reviere.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09367

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 my 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 advance.

(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing 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.