Davidson County DEEDWARR
Recvd: 03/31/17 15:52 4 pgs
Fees:23.00 Taxes:499.50
20170331-0031793

STATE OF TENNESSEE
COUNTY OF Davidson ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2017.

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melina Sharpe	**First National Bank of Middle TN**	**165050A12400CO**
2128 Beachfront Ave	**1608 Williams Dr., Ste 301**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Clayton Properties Group, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melina Sharpe, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot 163, South Shore, Section I, Phase II, as shown on plat of record in Instrument No. 20050210-0015592, 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 CMH Parks, Inc., from Allen J. Newcomb, as Agent and Trustee, by Deed dated June 16, 2000, of record in Instrument No. 20000615-0059555, Register's Office for Davidson County, Tennessee. CMH Parks, Inc. is now known as Clayton Properties Group, Inc. See Corporate Charter Amendments of record in Instrument No. 20170127-0009091, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Attached Exhibit A

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20050210-0015592, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 3917, page 967, Book 7239, page 809, Instrument No. 20020913-0111662, Instrument No. 20031210-0177420, Instrument No. 20060203-0013756, said Register's Office.

HOA Charter of record in Instrument No. 20050811-0095166, said Register's Office.

Restrictions of record in Instrument No. 20000615-0059555, Instrument No. 20010417-0037237, Instrument No. 20051103-0133346, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2128 Beachfront Ave, Antioch, TN 37013.

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 in 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 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/our hand(s) this 31st day of MARCH, 2017.

Clayton Properties Group, Inc.
By: WILL ROBERSON
Its: ASST. SECRETARY

STATE OF TENNESSEE

COUNTY OF BLOUNT

Personally appeared before me, a Notary Public of said County and State, WILL ROBERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be ASST. SECRETARY of Clayton Properties Group, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ASST. SECRETARY

Witness my hand, at office, this 31st day of MARCH, 2017.

SHARON CORN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Notary Public

My Commission Expires: My Commission Expires July 20, 2019

EXHIBIT A

Welcome Home Funds 201703-007

BORROWER(S), THEIR SUCCESSORS, HEIRS AND ASSIGNS FOR AND IN CONSIDERATION OF RECEIVING DIRECT SUBSIDY FUNDS FROM THE FEDERAL HOME LOAN BANK OF CINCINNATI'S AFFORDABLE HOUSING PROGRAM (FHLB CINCINNATI), 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 (FHLB CINCINNATI), WHOSE MAILING ADDRESS IS P.O. BOX 598; CINCINATTI, OH 45201-0598, IS TO BE GIVEN NOTICE OF ANY SALE, REFINANCING, FORECLOSURE, ASSIGNMENT OF THE FIRST MORTGAGE TO THE SECRETARY OF HUD, CONVEYANCE BY DEED IN LIEU OF FORECLOSURE, OR CHANGE IN OWNERSHIP OF THE UNIT OCCURING 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 TO THE FHLB CINCINNATI 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 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.

Borrower- Melina Sharpe

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY