File BOX 8

BILL GARRETT, Davidson County
Trans:T20170038057 DEEDWARR
Recvd: 05/04/17 14:25 3 pgs
Fees:18.00 Taxes:736.30
20170504-0044442

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of May, 2017.

Notary Public
My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

03-1704-38655

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Olsen, III 1009 Hunters Meadow Lane Nashville TN 37216	F+M Bank 10 Cadillac Dr. Ste 100 Brentwood, TN. 37027	061-15-0-400.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie Ann McPeake, an unmarried person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Olsen, III**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the Resubdivision of Lots 5 and 6 of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, which Resubdivision is of record in Book 8250, Page 822, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Ann McPeake by deed from Marva Hemphill, a single woman, dated April 2, 2015, recorded April 7, 2015, of record in Instrument No. 20150407-0030348, Register's Office for Davidson County, Tennessee.

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.

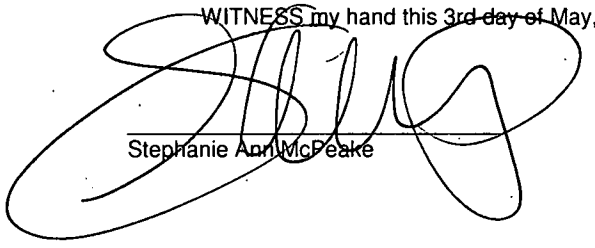
See attached Exhibit "A" which is considered part of this deed of conveyance

This property is improved property known as 1009 Hunters Meadow Lane, Nashville, TN 37216.

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 3rd day of May, 2017.

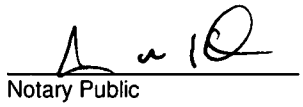


Stephanie Ann McPeake

STATE OF New York
COUNTY OF King

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

Witness my hand in Nashville, TN, this 2nd day of May, 2017.



Notary Public

My Commission expires:

JAMES W KIRSHNER
NOTARY PUBLIC STATE OF NEW YORK
NO. 02KI6091853
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES 5/5/19

EXHIBIT "A"

Grantee(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 ; 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 refinance 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 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 restrictions 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.