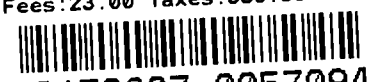
Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20170048528 DEEDWARR
Recvd: 06/07/17 13:03 4 pgs
Fees: 23.00 Taxes: 580.90



20170607-0057094

THIS INSTRUMENT PREPARED BY:
Elizabeth A. Waites, BPR 29439, License No. 2346062
COBB & WAITES, ATTORNEYS AT LAW, PLLC
1994 Gallatin Pike North, Suite 315
Madison, Tennessee 37115

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Sjhira Aubree Gellineau-Ellzey and Wilton K. Ellzey, wife and husband	Sjhira Aubree Gellineau-Ellzey and Wilton K. Ellzey, wife and husband	43-6-118
601 Anderson Lane	601 Anderson Lane	
Madison, TN 37115	Madison, TN 37115	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Seven Thousand And No/100 Dollars ($157,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HEATHER PATTERSON AMARANTES, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF RICHARD H. PATTERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SJHIRA AUBREE GELLINEAU-ELLZEY, AND WILTON K. ELLZEY, WIFE AND HUSBAND, 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 No. 42 on the Plan of Farview Section 2, as of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Anderson Lane, at the corner of Lots Nos. 42 and 43; thence with the line between said two lots, northerly 109.4 feet to the corner of Lots Nos. 41, 42, and 43; thence with the line between said Lots Nos. 41 and 42, westerly 124.3 feet to the easterly margin of Snow Avenue; thence with the same, southerly 71.3 feet to the beginning of a curve, thence around said curve, having a radius of 25 feet, southeasterly 35.8 feet to the northerly margin of Anderson Lane; thence with the same, easterly 88 feet to the beginning.

Being the same property conveyed to Alfred B. Rollins by deed from Robert Lee Gentry and wife, Reba Jean Gentry, of record in Book 6742, Page 10, Register's Office for Davidson County, Tennessee. The said Alfred B. Rollins having since died and by Last Will and Testament of Will Book 215, Page 771, in the Probate Court for Davidson County, Tennessee, said property was devised to Ricky Allen Rollins.

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

See attached Exhibit "B" which is considered part of this deed of Conveyance.

forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as set out on Exhibit "A" hereto, and subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 caused this instrument to be executed on this 23 day of May, 2017.

GRANTOR:

Heather Patterson Amarantes,
Heather Amarantes
ADMINISTRATRIX

STATE OF Texas }
}
COUNTY OF Dallas }

Before me, Maxine Pride the undersigned Notary, of the State and County aforesaid, personally appeared Heather Amarantes, who produced state-issued identification, and who, upon oath, acknowledged himself and herself respectively to be the within named Grantor(s), and who executed the foregoing instrument for the purpose therein contained herein.

WITNESS my hand and seal, this 23rd day of May, 2017.

MAXINE PRIDE
Notary Public, State of Texas
Comm. Expires 01-23-2018
Notary ID 12555674-4

Maxine Pride
Maxine Pride Notary Public

My Commission Expires 1/23/2018

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $157,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 24th day of May, 2017.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 42 on the Plan of Farview Section 2, as of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Anderson Lane, at the corner of Lots Nos. 42 and 43; thence with the line between said two lots, northerly 109.4 feet to the corner of Lots Nos. 41, 42, and 43; thence with the line between said Lots Nos. 41 and 42, westerly 124.3 feet to the easterly margin of Snow Avenue; thence with the same, southerly 71.3 feet to the beginning of a curve, thence around said curve, having a radius of 25 feet, southeasterly 35.8 feet to the northerly margin of Anderson Lane; thence with the same, easterly 88 feet to the beginning.

Being the same property conveyed to Alfred B. Rollins by deed from Robert Lee Gentry and wife, Reba Jean Gentry, of record in Book 6742, Page 10, Register's Office for Davidson County, Tennessee. The said Alfred B. Rollins having since died and by Last Will and Testament of Will Book 215, Page 771, in the Probate Court for Davidson County, Tennessee, said property was devised to Ricky Allen Rollins.

Being the same property conveyed to Richard H. Patterson by deed from Ricky Allen Rollins, Devisee of Last Will and Testament of Alfred B. Rollins, Deceased, of record as Instrument 20000905-0087770 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2017 City/County Taxes.
2. All matters appearing on the Plan of record as Book 3600, page 6, Register's Office for Davidson County, Tennessee.

Exhibit "B"

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 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.