Bill Garrett Davidson County
Batch# 8754 AFFIDAVIT
10/05/2017 09:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171005-0102218

Prepared By:
Signature Title Services, LLC
1517 Hunt Club Boulevard Suite 200
Gallatin, TN 37066

SCRIVENER'S AFFIDAVIT

(In Reference To Warranty Deed of record in Instrument No. 20170331-0031793, Register's Office of Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes Kristen Traini, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of her personal knowledge as follows:

1.) That I am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared a certain Warranty Deed dated March 31, 2017 conveying certain real property identified as Map/Parcel No. 165050A12400CO, bearing the street address of 2128 Beachfront Ave, Antioch TN 37013, from Clayton Properties Group, Inc, a Tennessee corporation, to Melina Sharpe, an unmarried woman , of record in Instrument No. 20170331-0031793Register's Office of Rutherford County, Tennessee.

3.) That through mistake and inadvertence, the 2017 Welcome Home Retention Language Addendum attached as Exhibit A to said Warranty Deed was incorrect version thereof;

4.) That in clarification thereof, the attached Exhibit A is the correct 2017 Welcome Home Retention Language that should have been attached to said Warranty Deed of record in Instrument No. 20170331-0031793.

KRISTEN TRAINI

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristen Traini, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal in Gallatin, Tennessee, this 14 day of October, 2017.

My commission expires:
3-30-21

NOTARY PUBLIC

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

2017 Welcome Home Retention Language

FHLB CINCINNATI

The language below should be inserted into the Warranty Deed or as a Restrictive Covenants to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or exhibit. If recorded as a Restrictive Covenants, the document must reference the Warranty Deed.

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.

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