(1)

Send Tax Statement To:
New Owner

Bill Garrett
Batch# 75820
04/03/2018 10:42:56 AM
Fees: $18.00 Taxes: $634.55

Davidson County
DEEDWARR
3 pgs

20180403-0030946

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Robin Edward Baskin
7866 Rainey Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 182-06-0A-44.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRITTANY ALLSOP, A SINGLE PERSON**, has this day bargained and sold and does hereby transfer and convey unto, **ROBIN E. BASKIN AND PAMELA BASKIN, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Lot No. 44, Final Plat, Section One, Old Hickory Hills, according to plat and survey appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Brittany Allsop, a single person, by deed from Daniel S. Hadaway and Elizabeth D. Hadaway, husband and wife, dated December 11, 2015, appearing of record in 20151214-0125206, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20020116-0006750; Stormwater Detention Agreement of record in Instrument No. 20010306-0021333; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; Sewer and/or Storm Drainage Easement of record in Instrument No. 20001030-0107214; Homeowners Association Charter of record in Instrument No. 20020123-0009417; and to any and all matters shown on said plat and survey of record in Instrument No. 20011023-0115382; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

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.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ROBIN E. BASKIN AND PAMELA BASKIN, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of March, 2018.

BRITTANY ALLSOP

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **BRITTANY ALLSOP,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 30th day of March, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$171,500.00,** which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of March, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/19