WARRANTY DEED

Bill Garrett Davidson County
Batch# 84208 **DEEDWARR**
04/24/2018 10:32:21 AM 3 pgs
Fees: $18.00 Taxes: $506.90

20180424-0038468

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan E. Godell	Same address	136030A05200
(NAME)	(NAME)	
4000 Anderson Road, #52	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kyle Jarrett and Brittney Jarrett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ryan E. Godell, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 Townhouse No. 52, Building No. 7, in a Horizontal Property Regime located on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, as of record in Plat Book 4460, Page 88 and as established by Master Deed of record in Book 4651, Page 412 and Amendments of record in Book 4979, Page 939, Book 8115, Page 838, Book 9089, Page 765 and in Instrument No. 20050817-0097909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kyle Jarrett and Brittney Jarrett, husband and wife by Warranty Deed from Todd A. Peterson, unmarried, dated 01/25/2018, recorded 01/26/2018 of record in Instrument No. 20180126-0008299; and being the same property conveyed to Todd A. Peterson by Quit Claim Deed from Kevin G. Peterson, dated 12/27/2006, recorded 03/20/2007 of record in Instrument No. 20070320-0033899; and further being the same property conveyed to Kevin G. Peterson, unmarried and Todd A. Peterson, unmarried by Warranty Deed from James M. Cowan, unmarried, dated 04/17/1998, recorded 04/23/1998 of record in Book 10896, Page 537, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 4651, Page 412, Amendment No. 1 to the Rules and Regulations of record in Book 8115, Page 849, Clarification of Master Deed of record in Book 4943, Page 692, Amendment to Master Deed of record in Book 4979, Page 939, Exhibit III to Master Deed Bylaws of record in Book 5083, Page 417, Exhibit IV to Master Deed of record in Book 5189, Page 671, Amended and Restated Rules & Regulations of record in Book 7679, Page 173, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872, Instrument No. 20150709-0066742, Second Amended and Restated Bylaws of record in

Book 8115, Page 838, Amendment No. 1 to Amended and Restated Bylaws of record in Book 9089, Page 765, Amendment No. 2 to Amended and Restated Bylaws of record in Instrument No. 20050817-0097909, in the Register's Office for Davidson County, Tennessee; Charter and Articles of Incorporation of Priest Lake Park Condominium, Inc., of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 4460, Page 79, in the Register's Office for Davidson County, Tennessee; Reinstated Homeowner Repair Responsibility List of record in Instrument No. 20060228-0022873, in the Register's Office for Davidson County, Tennessee; Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268, in the Register's Office for Davidson County, Tennessee.

SEE EXHIBIT "A" FOR ADDITIONAL DEED RESTRICTION REGARDING THE WELCOME HOME RETENTION LANGUAGE, ATTACHED AND MADE PART OF THIS INSTRUMENT.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4000 Anderson Road, 52, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), his heirs and/or 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 our hands this 19th day of April, 2018.

Kyle Jarrett

Brittney Jarrett

State of Tennessee
County of Wilson

Personally appeared before me Kyle Jarrett and Brittney Jarrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of April, 2018.

Notary Public

My Commission Expires 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandies Cr Ste 1
Murfreesboro, TN ~~37127~~ 37128

EXHIBIT "A"
Part of the Warranty Deed conveyed to Ryan E. Godell, dated April 19, 2018

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.