Bill Garrett Davidson County
Batch# 86268 DEEDWARR
04/30/2018 12:51:15 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20180430-0040438

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF APRIL, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/22/2020

KIMIE PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp. FEBRUARY 22, 2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4498H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lindsey D. Young	Bank of Tennessee	136-03-0A-061.00-CO
4000 Anderson Road # 61	PO Box 4980	
Nashville, TN 37217	Johnson City, TN 37602	

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,

PAMELA LYNN JUSTICE AND JOSEPH WILLIAM PARKER, JR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSEY D. YOUNG, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Townhouse No. 61, Building 11, on the Plan of Phase I, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page(s) 79 and 88, Register s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela Lynn Justice and Joseph William Parker, Jr., wife and husband by Warranty Deed from Kathleen Ochoa of record in Instrument No. 20170303-0021520 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on March 03, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

SEE ATTACHED EXHIBIT

This is property known as 4000 Anderson Road # 61, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 25th day of April, 2018.

Pamela Lynn Justice

Joseph William Parker, Jr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, PAMELA LYNN JUSTICE AND JOSEPH WILLIAM PARKER, JR., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of April, 2018.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 18-4498H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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 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.