Bill Garrett Davidson County
Batch# 95799 DEEDWARR
05/23/2018 12:40:32 PM 3 pgs
Fees: $18.00 Taxes: $887.54
20180523-0049428

PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
207 N. Main St.
Dickson, TN 37055
18-0256D

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,875.00

Kim Murray
Affiant

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of May, 2018

Robin S. Edwards
Notary Public
Commission Expires: 3/24/2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicole Franco 527 Saint Jules Lane Nashville, TN 37211	NEW OWNER	172-12-0D-547.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lauren Lyssy, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Franco , unmarried

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 Unit No. 813 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhome Units of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Lauren Lyssy, a single woman by Warranty deed from Susan Hunt, an unmarried woman of record in Instrument No. 20160219-0015826 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 19, 2016.

See attached Exhibit "A" which is considered part of this deed of cnoveyance.
THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 527 Saint Jules Lane, Nashville, TN 37211.

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16 day of May, 2018.

Lauren Lyssy

Lauren Lyssy

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Lauren Lyssy

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 official seal at ~~Nashville, Tennessee~~ Louisville, Kentucky this 18 day of May, 2018.

Theodore T. Robinson

Notary Public

My Commission Expires: 10/06/2020

(Notary Seal)

THEODORE T. ROBINSON NOTARY PUBLIC STATE AT LARGE KY

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 the AHP Subsidy of 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 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 the 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.