WARRANTY DEED

Bill Garrett Davidson County
Batch# 98292 DEEDWARR
05/30/2018 02:27:42 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20180530-0051588

W-VRES-18-1013

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madison Kolk and Micah Kolk	**First National Bank of Middle Tennessee, and/or Secretary of Housing and Urban Development, and/or Tennessee Housing Development Agency**	
(NAME) **1013 Westchester Drive**	(NAME) **200 East Main Street**	**042-09-0-066.00**
(ADDRESS) **Madison, TN 37115-3445**	(ADDRESS) **McMinnville, TN 37110**	
(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 consideration, the receipt of which is hereby acknowledged, **GEORGE TAYLOR THOMPSON, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADISON KOLK AND MICAH KOLK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section One, Kemper Heights of record in Plat Book 2331, Page (s) 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 142 fronts 75 feet on the Southerly margin of Westchester Drive, 211.3 feet on the Easterly line and 253 feet on the Westerly line to a dead line in the rear measuring 96.2 feet thereon.

Tract 2:

Land in the 11th Civil District of Davidson County, Tennessee, being part of the land marked "J.R. Coarsey, Trustee" on the Plat of Kemper Heights. Section 1, as of record in Book 2331, page 66, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument at the southwest corner of Lot No. 142, on the plan of Kemper Heights, Section 1, as of record in Book 2331, page 65 and 66, Register' s Office for Davidson County, Tennessee; thence with the rear line of said Lot No. 142, North 39 degrees 03' East 96.2 feet to an iron stake at the common rear corner of Lot Nos. 142 and 143; thence South 24 degrees 15' East 248.4 feet to an iron stake in the North margin of the proposed extension of Tuckahoe Drive, said point being 470.44 feet Westerly from the centerline of Kemper Drive, South, and 30.5 feet Northerly from Reasonover's North line; thence with said margin of Tuckahoe Drive extended, South 67 degrees 09' West 93 feet to an iron stake; thence North 24 degrees 00' West 203.1 feet to the point of beginning, containing 0.51 acres, more or less.

Being the same property conveyed to George Taylor Thompson, Jr. by Warranty Deed from Thomas Accuosti and wife, Leona Accuosti of record in Instrument No. 20020128-0011637 Register's Office for Davidson County, Tennessee, dated January 24, 2002 and recorded on January 28, 2002.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page (s) 65 and 66, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

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 of refinancing 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 of mechanism, incorporating the requirements of clauses (i), (ii), and contained herein.

(iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any foreclosure of conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.

This is **improved** property known as: **1013 Westchester Drive, Madison, Tennessee 37115-3445**.

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), their heirs and 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), 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/our hand(s) this the 25th DAY OF MAY, 2018.

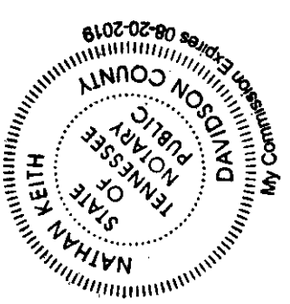
George Taylor Thompson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212