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

RETURNED TO

Bill Garrett Davidson County
Batch# 98903 DEEDWARR
06/01/2018 12:09:57 PM 3 pgs
Fees: $18.00 Taxes: $562.40

20180601-0052357

STATE OF TENNESSEE
COUNTY OF Davidson

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public

My commission expires: 3/24/2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carrie E Greening	NEW OWNER	**162090A00800CO**
5510 Country Drive Apt. 8		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Cindy Debello, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carrie E Greening, 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 all of Townhouse 8, Building 2, of the Hickory Valley Condominiums, Phase 2, according to plat and survey appearing of record in Plat book 4460, page 133, 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.

See attached Exhibit "A" which is considered part of this deed of conveyance.

Being the same property conveyed to Cindy Debello, married, by Warranty Deed from Renovation Properties, LLC, dated November 3, 2017, of record in Instrument No. 20171108-0115148, Register's Office for Davidson County, Tennessee. Subject property was never primary residence for grantor and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20130517-0050050, Book 4842, page 979, Book 5606, page 662, Book 7497, page 740, said Register's Office.

HOA Charter of record in Book 79870, page 470, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5510 Country Drive Apt. 8, 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 do 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 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.

Cindy Debello Date: 5-30-18

_____ Date: _____

STATE OF FL

COUNTY OF Orange

Personally appeared before me, a Notary Public of said County and State, Cindy Debello, the within named Grantor(s), 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, at office, this 30th day of May, 2018.

MICHAEL BRUNSON
Notary Public - State of Florida
Commission # GG 021366
My Comm. Expires Aug 15, 2020

NOTARY PUBLIC

My Commission Expires: 8/15/2020

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.