Bill Garrett Davidson County
Batch# 118688 AFFIDAVIT
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Fees: $17.00 Taxes: $0.00
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Prepared By:
Signature Title Services, LLC
1517 Hunt Club Blvd., #200
ST18-37066-0546

Please Record & Return to:
Signature Title Services, LLC
1517 Hunt Club Blvd., #200

SCRIVENER'S AFFIDAVIT

(In Reference to Warranty Deed of record in Instrument No. 20180423-0037903, Register's Office of Davidson County, Tennessee)

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Comes Kristen Traini, Affiant herein who, after being first duly sworn according to law, deposes and states upon the basis of his personal knowledge as follows:

1.) That I am an employee of Signature Title Services, LLC ;

2.) That in the course of my employment, I caused to be prepared and recorded a certain Warranty Deed, conveying certain property commonly known as 320 South Shore Dr., Antioch, TN 37013, from Clayton Properties Group, a Tennessee corporation to Antrunette Arshea Hall and Keith G. Potter, of record in Instrument No. 20180423-0037903, Register's Office of Montgomery County, Tennessee.

3.) That through mistake and inadvertence, the Exhibit A to which the body of said deed makes reference was incorrect in that it did not use the most recent form of retention language.

4.) That a corrective Exhibit A is attached hereto as Exhibit A.

5.) That the purpose of this document is to carry out the intent of the parties, and to correct said Warranty Deed of record in Instrument No. 20180423-0037903, said Register's Office by attaching said Exhibit A, as though it had been properly recorded therewith.

Kristen Traini

Sworn to and subscribed before me this 19 day of July, 2018.

My commission expires: 10/23/19

NOTARY PUBLIC

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Kristen Traini, 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 seal this 19 day of July, 2018.

NOTARY PUBLIC
My commission expires: 10/23/19

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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.

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER