Karen Johnson Davidson County
Batch# 210462 DEEDWARR
03/27/2019 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $584.23
20190327-0027659

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brianna M. Kiser	New Owner	163-1-0C-044.00-CO
(NAME)	(NAME)	
800 Beazer Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I, Luther Troy Bucy, Sole Devisee under the Last Will and Testament of Dorothy L. Bucy, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Brianna M. Kiser, a single woman, hereinafter called the GRANTEE(S), her 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 Lot No. 44 on the Plan of Revised, Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as amended in Book 7524, Page 552, 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 Dorothy L. Bucy, unmarried by Warranty Deed from Robbie N. White, unmarried dated October 12, 1992 and recorded October 14, 1992 of record in Book 8756, Page 954, Register's Office for Davidson County, Tennessee.

The said Dorothy L. Bucy died testate on 07/21/1997, devising subject property to Luther Troy Bucy, as evidenced in File No. 18P1986, Probate Court Clerk's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(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.

unimproved ☐

This is improved ☒ 800 Beazer Lane, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of March, 2019 .

Luther Troy Bucy

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luther Troy Bucy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of March, 2019.

Notary Public:
My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-24-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

201903270027659

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)

