WARRANTY DEED

Karen Johnson Davidson County
Batch# 211928 DEEDWARR
04/01/2019 09:15:27 AM 3 pgs
Fees: $18.00 Taxes: $651.20

20190401-0028961

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Hillary Torence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/26/23
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Rayne A. Gravat	Sun Trust Bank	161 11 0D 061.00
(NAME)	(NAME)	
436 English Ivy Dr	1001 Semmes Ave., RVW0532	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond, VA 23224-2145	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Brian Broll and Cassandra Marie Broll, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rayne Amelia Gravat, an unmarried woman**, hereinafter called the Grantee, her 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. 61, Building L, as shown on the map entitled the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian Broll and Cassandra Marie Broll, husband and wife, by deed from Robert C. Wingfield, Jr., Unmarried, of record in Instrument No. 20140402-0027341, dated March 31, 2014, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; (f) all applicable government and zoning regulations and (g) see attached Exhibit A which is considered part of this deed of conveyance.

unimproved ☐
This is improved ☒ property, known as 436 English Ivy Dr, Nashville, TN 37211

File Number: FRN-1902318SSO

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 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.

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, her 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 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, her 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 our hands this 27th day of March, 2019.

Brian Broll

Cassandra Marie Broll

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brian Broll and Cassandra Marie Broll, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2019.

Notary Public

My Commission Expires: 01/21/2021

(SEAL)

JOSEPH NICKOLAS BORELLI
NOTARY PUBLIC - STATE OF WASHINGTON
MY APPOINTMENT EXPIRES
January 21, 2021

File Number: FRN-1902318SSO