THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CO.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Tuson Dryden 1236 Campbell Road Goodlettsville, Tennessee 37072	Same	033-00-0-289.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKY LYNN COOK RHEA and husband ROBERT RHEA, and KIMBERLY DAWN SMITH and husband, TONY SMITH,** have this day bargained and sold, and do hereby transfer and convey unto the said **TUSON DRYDEN, a single man,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Johnny Vannatta Lots Campbell Road, of record in Instrument No. 20040818-0099987, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to JOHNNY W. VANNATTA AND WIFE, BLANCHE E. VANNATTA, by deed from MICHAEL EUGENE BALDWIN, of record in Book 6134, page 211, dated September 6, 1983, said Register's Office. For further reference see quitclaim deed of record in Instrument No. 20040818-0099987, said Register's Office. The said Johnny W. Vannatta having since died on or about August 15, 2016, leaving Blanche E. Vannatta the surviving tenant by the entirety. The said Blanche E. Vannatta having since died testate on or about October 19, 2018 devising subject property to VICKI LYNN COOK RHEA AND KIMBERLY DAWN SMITH, pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 18P-1899. Robert Rhea, spouse of Vicky Lynn Cook Rhea, and Tony Smith, spouse of Kimberly Dawn Smith, join in this conveyance to convey any marital interest they may have. The said Vicky Lynn Cook Rhea and Vicki Lynn Cook Rhea are one and the same person.

This property is subject to an ownership retention requirement pursuant to the attached Addendum included herein as Exhibit A.

Karen Johnson Davidson County
Batch# 212583 **DEEDWARR**
04/02/2019 09:04:26 AM 4 pgs
Fees: $23.00 Taxes: $795.50

20190402-0029526

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $215,000.00.
Subscribed and sworn to before me,
this 19th of March, 2019.
My Commission Expires: 9-6-22

Affiant Tracey Perry

Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

This is improved property located at 1236 Campbell Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 day of March, 2019.

Vicky Lynn Cook Rhea
VICKY LYNN COOK RHEA

ROBERT RHEA

Kimberly Dawn Smith
KIMBERLY DAWN SMITH

TONY SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **VICKY LYNN COOK RHEA, ROBERT RHEA, KIMBERLY DAWN SMITH and TONY SMITH,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
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 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.