

MY COMMISSION EXPIRES: JANUARY 30, 2022

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2019.

Notary Public

My commission expires: 1-30-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 217459 **DEEDWARR**
04/15/2019 08:54:09 AM 3 pgs
Fees: $18.00 Taxes: $592.00

20190415-0033865

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BREANNA B DIXON	**NEW OWNER**	**163-05-OA-941.00 CO**
5170 Hickory Hollow Pkwy		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, STEVEN TRANSOU, JR., AN UNMARRIED MAN,

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

BREANNA B. DIXSON, 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:

Land in DAVIDSON County, Tennessee, being Lot No. 941, on the Plan of Phase VI, Mill Park Commons, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., an amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowner's Association, Inc., annexing Phase IV, (Mill Park Commons), and additional property to be developed in the Future for Mill Park Townhomes, of record in Instrument No, 20051128-0143120, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Lot, as set forth in said Supplement to Declaration of Covenants. Reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, for a more complete identification and description of said Lot.

Being the same property conveyed to STEVE TRANSOU JR., AN UNMARRIED MAN, by deed from KIMBERLY N. WATKINS (F/K/A KIMBERLY N. GRIFFEY), MARRIED, of record in Instrument No. 20180530-0051688, dated May 25, 2018, said Register's Office.

SEE EXHIBIT "A" ATTACHED HERETO FOR 1019 WELCOME HOME RETENTION LANGUAGE.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 my/our hand(s) this 10th day of April, 2019.

Steven Transou Jr by Jeffrey Owens, His Attorney in Fact

STEVEN TRANSOU, JR.
BY JEFFREY OWENS, HIS ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 10th day of April, 2019, before me personally appeared JEFFREY OWENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN TRANSOU, JR., and who acknowledged that he executed the same as the free act and deed of STEVEN TRANSOU, JR.

Witness my/our hand(s) this 10th day of April, 2019.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.