(2)

Send Tax Sta Karen Johnson Davidson County
New Owner Batch# 218111 **DEEDWARR**
04/16/2019 08:34:34 AM 3 pgs
Fees: $18.00 Taxes: $989.68

20190416-0034494

Name and Address of New Owner:

Khamis Ayoub
1385 Maritime Port
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map & Parcel: 164-4-C/121CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION,** has this day bargained and sold and does hereby transfer and convey unto **KHAMIS AYOUB AND HANAA MOUSSA, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 121, on the Final Plat Hamilton Run Subdivision, Phase 1, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument Number 20180510-0044934 and Surveyor's Certificate of Correction of record in Instrument Number 20180516-0046576, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot..

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated November 2, , 2018, appearing of record in Instrument Number 20181107-0102491, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions, and Conditions contained in instrument of record in Instrument Number 20190107-0001448; Easements for sanitary sewers and/or storm drainage water mains, pumps and appurtenances of record in Instrument Number 20160802-0079381, Instrument Number 20180302-0020008 and Instrument Number 20180312-0023073; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20160413-0035292; Grant of Transmission Line Easements to United States of America of record in Book 2336, page 541 and Book 4441, page 754; Right of Way Easement granted to Davidson County, Tennessee of record in Book 2544, page 448; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument Number 20180510-0044934 and Surveyor's Certificate of Correction of record in Instrument Number 20180516-0046576; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KHAMIS AYOUB AND HANAA MOUSSA, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 3rd day of April, 2019.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
John Davis, Vice President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 3rd day of April, 2019.

Lindsay W. Walker

NOTARY PUBLIC
My Commission Expires: 4/18/21

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $267,480.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Khamis Aweis Hanaa moussa
AFFIANT

SWORN to and subscribed before me,
this 3rd day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 3-26-22

STEPHEN P REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 26, 2022

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.