THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219386** Karen Johnson Davidson County Batch# 221830 **DEEDWARR** 04/25/2019 08:38:39 AM 2 pgs Fees: $13.00 Taxes: $1,017.50 20190425-0037939	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Dalibor Komsic Affiant Subscribed and sworn to before me, this 15th day of April, 2019. Notary Public My Commission Expires: SEPTEMBER 7, 2021 SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Dalibor Komsic and Marijana Dugandzic Komsic 8029 Stallion Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-14-0-182.00

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, **Jasminko Hundur and wife, Dijana Hundur** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dalibor Komsic and Marijana Dugandzic Komsic, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Stacy Square, Section 2, of record in Plat Book 4175, Page 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jasminko Hundur and wife, Dijana Hundur by Deed from Hong Zhang and wife, Zhaojin Zhang, recorded on the 25th day of July, 2000 in Instrument No. 200007250073349, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STACY SQUARE, SECTION 2, as recorded in Plat Book 4175, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4265, Page 777 and Book 4379, Page 833.

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 sale, refinancing, foreclosure, conveyance by deed in lieu for

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 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 FHBL 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 APH (in which case the retention period ends with 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 clause (i), (ii), (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 Sectary of HUD.

This is improved property located at 8029 Stallion Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2019.

Dijana Hundur

Jasminko Hundur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dijana Hundur and Jasminko Hundur, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 2021