Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0698

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2019

Notary Public

Commission Expires: _____

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 229165 DEEDWARR
05/13/2019 11:39:54 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90

20190513-0044666

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chad Bahr and Melissa Bahr 6152 Bradford Hills Drive Nashville, TN 37211	NEW OWNER	172-12-0B-223.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Wayne Harlow, Executor of The Estate of Barbara Anne Blackledge

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Bahr and Melissa Bahr, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 265 on the Plan of Section Ten, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6 and Book 7900, Page 495 and Surveyor's Certificate of Correction recorded in Book 9219, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe W. Blackledge and wife, Barbara A. Blackledge by Warranty deed from Claridge Builders, Inc. of record in Book 9062, page 84, Register's Office for Davidson County, Tennessee, dated August 27, 1993 and recorded on August 30, 1993. The said Joe W. Blackledge died May 25, 2014, leaving his wife, Barbara A. Blackledge, as the surviving tenant by the entirety. The said Barbara A. Blackledge died testate on February 19, 2018, and by her Last Will and Testament admitted to the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as Docket No. 18P-553, instructed that her real property be treated as part of the probate estate, and named her brother-in-law, Steven Blackledge, as the Personal Representative of her estate. The said Steven Blackledge declined to serve as Executor, and with the consent of the beneficiaries of the estate, Wayne Harlow was appointed as the Personal Representative, and issued with Letters of Administration c.t.a. by the aforesaid court on April 5, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6152 Bradford Hills Drive, Nashville, TN 37211

See attached Exhibit "A" which is considered part of the Deed of Conveyance

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2019.

The Estate of Barbara Anne Blackledge

By: _____ EXECUTOR
Wayne Harlow, Executor

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wayne Harlow** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Barbara Anne Blackledge, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 30th day of April, 2019.

CHASE WALLACE
Notary Public - State of Oklahoma
Commission Number 17001886
My Commission Expires Feb 23, 2021

_____
Notary Public
My Commission Expires: 2/27/21

(Notary Seal)

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.