Karen Johnson Davidson County
Batch# 627506 DEEDWARR
05/03/2021 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210503-0059060

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 4/17/23

(AFFIX SEAL)

GREGORY D. WAGNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Louis Steen	NEW OWNERS	082150A08300CO
(NAME) 2115 Yeaman Place Unit 417	(NAME) " "	
(ADDRESS) Nashville TN 37206	(ADDRESS) " "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

NATALIE FRANCE AND KYLE JOSEPH TRAVIS, WIFE AND HUSBAND,

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

JACOB LOUIS STEEN, AN UNMARRIED MAN,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 417 of 5TH and Main Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument No. 20060630-0078751, amended at Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, and Instrument No. 20161222-0134731 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Natalie France, a single woman by Deed dated August 10, 2018 from Anna-Vija McClain, an unmarried woman, recorded August 14, 2018, in Instrument Number 20180814-0080382, in the Official Records of Davidson County, Tennessee. Said Natalie France is now married to Kyle Joseph Travis, he joins her in this conveyance.

LT&E File #17700

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2115 Yeaman Place, Unit 417, Nashville, TN 37206

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 do 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 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 5 day of March, 2021.

Natalie France

Kyle Joseph Travis

STATE OF TN
COUNTY OF DAVIDSON

On this 5 day of MARCH, 2021 before me, a notary public, personally appeared Natalie France, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 11-8-22

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOVEMBER 8, 2022

STATE OF TN
COUNTY OF DAVIDSON

On this 5 day of MARCH, 2021 before me, a notary public, personally appeared Kyle Joseph Travis, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 11-8-22

JOEY WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOVEMBER 8, 2022

LT&E File #17700

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 (AHP), 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 written notice of any sale, transfer, assignment of title or deed such as to the Secretary of the HUD, foreclosure, or refinancing of the unit by the household occurring during the AHP 5-year Retention Period.

(ii) In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the AHP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or is refinanced, during the AHP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the AHP-assisted household's investment; unless one of the following exceptions applies:

1. The unit was assisted with a permanent mortgage loan funded by an AHP advance;

2. The subsequent purchaser, transferee, or assignee 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);

3. The amount of the AHP subsidy that would be required to be repaid is $2,500 or less: or

4. 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 event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the AHP-assisted homeowner.

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)