G#34509-2 BOX #14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 629121 DEEDWARRSP
05/05/2021 10:08:42 AM 3 pgs
Fees: $18.00 Taxes: $834.26

20210505-0060084

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$225,475.00.**

Monica Danielle Wright
Affiant 5/4/2021

Subscribed and sworn to before me, this the 4th day of May, 2021.

Notary Public

My commission expires: 11/6/24
(AFFIX SEAL)

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Monica Danielle Wright	**FirstBank**	**044 09 0 B 076 00 CO**
2333 Patrick Avenue	**722 Columbia Avenue**	
Old Hickory, TN 37138	**Franklin, TN 37064**	

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

Craighead Partners, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Monica Danielle Wright, 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, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 76, Phase 1, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, in Instrument No. 20200116-0005698, in Instrument No. 20201203-0140753, and in Instrument No. 20210224-0022939, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 27, 2018, from Rayon City Investors, a Tennessee joint venture, of record in Instrument No. 20181231-0126556 (value or consideration shown in aforementioned Deed $7,500,000.00), and by Quitclaim Deed dated December 27, 2018, of record in Instrument No. 20181231-0126557 (value or consideration shown in aforementioned Deed $-0-), Register's Office for Davidson County, Tennessee.

SEE ATTACHED EXHIBIT "A" WHICH IS CONSIDERED PART OF THIS DEED OF CONVEYANCE.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibits "C-1" and "C-2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and By-Laws for Rowhouses at Robinson Road Corporation appended thereto, and as amended in Instrument No. 20190627-0062402, in Instrument No. 20200116-0005698, in Instrument No. 20201203-0140753, and in Instrument No. 20210224-0022939, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee;

3) Charter of Rowhouses at Robinson Road Corporation of record in Instrument No. 20200206-0014175, Register's Office for Davidson County, Tennessee;

4) Easement for highway purposes recorded in Book 4377, Page 391, said Register's Office;

5) A 50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive, of record in Plat Book 6200, Page 73, said Register's Office, as partially abandoned in Instrument Nos. 20020923-0115686 and 20020923-0115687, said Register's Office;

6) A Rayon City Water Easement recorded in Book 5861, Page 693, said Register's Office;

7) Easements, conditions, reservations as set forth in Book 6274, Page 436, and in Book 6392, Page 453, said Register's Office;

8) Contract of conveyance and non-exclusive easement of record in Book 5861, Page 693, said Register's Office;

9) Easement Agreement for roadway, access, and other purposes of record in Book 8421, Page 436, said Register's Office;

10) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, said Register's Office;

11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20011010-0110524, in Instrument Number 20011010-0110526, and in Instrument Number 20011010-0110528, Register's Office for Davidson County, Tennessee;

12) Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and in Instrument No. 20091002-0091659, said Register's Office;

13) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office;

14) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339, Register's Office for said County;

15) Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office; and,

16) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **2333 Patrick Avenue, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 its hand by its duly authorized officer this 4th day of May, 2021.

Craighead Partners, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr., Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** 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 **Craighead Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.,** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **4th day** of **May, 2021.**

My Commission Expires: Jan. 3, 2023

Katherine Goodson
Notary Public

Exhibit "A"

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the "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 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); or

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.