Karen Johnson Davidson County
Batch# 633241 DEEDWARR
05/11/2021 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20210511-0063507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/25 (AFFIX SEAL)

AMY GENTRY NOTARY PUBLIC STATE OF TENNESSEE CANNON COUNTY

MJ-SB-AKR-21-3012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Travis Stem	**NEW OWNER**	
(NAME)	(NAME)	**059-04-0A-066.00-CO**
3012 Ewingdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK KILORAN AND SHAWNA KILORAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN TRAVIS STEM, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 51 on the Plan of Final Plat of Brookview Subdivision, Phase 3 of record in Plat at Instrument No. 20050928-0116190, 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 Patrick Kiloran and Shawna Kiloran, husband and wife by Warranty deed from Travis Esteves and wife, Shunah Esteves of record in Instrument No. 20160809-0082821 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 09, 2016.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record as Instrument Number 20050928-0116190, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Instrument No. 20050207-0013977; Instrument No. 20050311-0027337; Instrument No. 20060512-0055855; Instrument No. 20051102-0132731 and Instrument No. 20060512-0055856, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8404, Page 676; Book 5055, Page 368; Book 5750, Page 91; Book 6764, Page 59; and Book 11472, Page 960, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space/Common Area to HOA of record in Instrument Number 20051104-0134242, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3012 Ewingdale Drive, Nashville, Tennessee 37207**.

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 for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(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 of refinancing 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 of mechanism, incorporating the requirements of clauses (i), (ii), and contained herein.

(iii) The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any foreclosure of conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3 DAY OF APRIL, 2021.

Patrick Kiloran by JH, Attorney-In-Fact
Patrick Kiloran by Justin Hall, Attorney-in-Fact

Shawna Kiloran by JH, Attorney-In-Fact
Shawna Kiloranby Justin Hall, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN HALL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK KILORAN AND SHAWNA KILORAN, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK KILORAN AND SHAWNA KILORAN.

Witness my hand and official seal, this the 28th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-22-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

