Karen Johnson Davidson County
Batch# 1038430 DEEDWARR
08/15/2023 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20230815-0063566

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14TH~~ 15TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edward Howard	FirstBank	Map: 164060B02200CO
(NAME) 543 Bradburn Village Cir.	(NAME) 722 Columbia Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMMA G. MOORE, UNMARRIED AND MARCEE MOORE ROBINSON, MARRIED,

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

EDWARD HOWARD, UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 22 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-I" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emma G. Moore and Marcee Moore Robinson, joint tenants with the right of survivorship, by Quitclaim Deed from Emma G. Moore Revocable Trust, dated October 5, 1998, Emma G. Moore, as Trustee, of record in Instrument No. 20210326-0039823, dated March 23, 2021, also see Warranty Deed of record in Instrument No. 20160523-0051559, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Easement to Colonial Pipeline Company of record in Book 3644, Page 317, Book 3670, Page 396 and Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee; (3) Storm Water Detention Agreement of record in Instrument No. 20060608-0068199, in the Register's Office for Davidson County, Tennessee; (4) Easement to Tennessee Telephone Company DBA Telecom TDS of record in Instrument No. 20080807-0081447, in the Register's Office for Davidson County, Tennessee; (5) Transmission Line Easement of record in Book 5799, Page 662, Instrument No. 20020905-0107384 and Instrument No. 20020909-0109148, in the Register's Office for Davidson County, Tennessee; (6) Grant of Easement of record in Instrument No. 20070622-0074712, in the Register's Office for Davidson County, Tennessee; (7) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20060823-0103545, in the Register's Office for Davidson County, Tennessee; (8) TVA Line Easement of record in Book 4579, Page 913 and Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee; (9) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20080502-0045461, in the Register's Office for Davidson County, Tennessee; (10) Waiver of Option

Agreement of record in Instrument No. 20170802-0078535, in the Register's Office for Davidson County, Tennessee; (11) Assignment of Developers Rights of record in Instrument No. 20170802-0078538 and Instrument No. 20210329-0041049, in the Register's Office for Davidson County, Tennessee; (12) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20170206-0012425, in the Register's Office for Davidson County, Tennessee; 13) Access, Utility and Drainage Easement Agreement of record in Instrument No. 20171229-0132505, in the Register's Office for Davidson County, Tennessee; (14) Charter for Homeowners Association of record in Instrument No. 200060823-0103546, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20060816-0101099, amended and supplemented in Instrument No. 20070717-0084884, amended and restated in Instrument No. 20070817-0098536, amended in Instrument No. 20121109-0103798, Instrument No. 20180226-0017976, Instrument No. 20180924-0094137, Instrument No. 20180713-0068064, Instrument No. 20180924-0094137, Instrument No. 20190605-0053811, Instrument No. 20210329-0041049, Instrument No. 20210329-0041050, Instrument No. 20210412-0047996, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 543 Bradburn Village Cir., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 14th day of August, 2023.

Emma G. Moore
Emma G. Moore

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma G. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of August, 2023.

My Commission Expires: 11-25-2023 Desiree M Peralta
Notary Public

DESIREE M PERALTA
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 25, 2023

Marcee Moore Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcee Moore Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of August, 2023.

My Commission Expires:

11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 14, 2023.

(AFFIANT) – Julia Wyatt

~~08/14/2023~~ 8/15/23
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this ~~14th~~ 15th day of August, ~~2023~~.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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);

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.