Karen Johnson
Batch # 1116136
03/28/2024 10:00:43 AM
Fees: $18.00 Taxes: $1,664.63
Davidson County
DEEDWARR
3 pgs
20240328-0021589

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:

Liam Drake Williams Asplund
726 Flint Ridge Drive
Whites Creek, TN 37189

SEND TAX BILL TO:

FirstBank
318 Seaboard Lane
Franklin, Tennessee 37067

MAP **049**
GROUP **15 0A**
PARCEL **025.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Property Fund 629, LLCa Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Liam Drake Williams Asplund, unmarried,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 724 on the Plan of Flint Ridge Homes of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070124-0009978, and Surveyor's Certificate of Correction at Instrument No. 20190319-0025018 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 Property Fund 629, LLC, by Trustee's Deed from Wilson & associates, PLLC, as Successor Trustee for Bankers Title, Trustee, dated September 19, 2023 and filed of record September 22, 2019 in Instrument No. 20230922-0074631, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. 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. SEE ATTACHED EXHIBIT "A".
3. Matters shown on the recorded plat of Flint Ridge Homes, of record in Master Deed in Instrument No. 20070124-0009978 Exhibit "C", said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070124-0009978 and Surveyor's Cerificate of Correction of record in instrument No. 20190319-0025018, said Register's Office.
5. Charter of Homeowners Association of record in instrument No. 20070125-0010563, of said Register's Office.
6. Plan of record for Deer Meadows Phase II, of record Plat Book 6250, Page 280, said Register's Office.
7. Restrictive Covenants for Deer Meadows Phase II contained in instrument of record, Book 6143, Page 141 and amended in Book 6471, Page 756, said Register's Office.

This is improved property known as **726 Flint Ridge Drive, Whites Creek, Tennessee 37189**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Liam Drake Williams Asplund, unmarried, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 the 27th day of March 2024.

Property Fund 629, LLC, a Tennessee Limited Liability Company

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Property Fund 629, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 27th day of March 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $449,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of March 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Welcome Home Retention for a period of five (5) years

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.