Send Tax Statements To:
First Community Mortagge, Inc.
275 Robert Rose
Murfreesboro, TN 37129

Name and Address of New Owner:
Alberta Dodson
329 Birchclap Point North
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map/Parcel 164-08-0C-64.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMNON SHREIBMAN, TRUSTEE**, has this day bargained and sold and does hereby transfer and convey unto **ALBERTA DODSON, a single person, and RAYMOND DODSON, a single person,*** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

* as joint tenants with common law rights of survivorship

BEING known as all of Lot Number 105, of the Final Plat, Section Two, Hamilton Chase, "Cluster Lot Subdivision" as shown on Instrument Number 20060807-0096557, as corrected by Surveyors Certificate of Correction in Instrument Number 20070723-0087046, and by Certificate of Correction in Instrument Number 20051031-0131368; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Amnon Shreibman, Trustee, by deed from Avenue Bank, dated December 29, 2010, appearing of record in Instrument Number 20110103-0000467, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20050728-0087946 and amended in Instrument Number 20051031-0131315; Road Agreement and Sewer Easements of record in Instrument Number 20040416-0043248; By-Laws of record in Instrument Number 20050728-00879646; Storm Water Detention Agreement of record in Instrument Number 20040102-0000420; Charter for the Hamilton Chase Homeowners Association of record in Instrument Number 20060914-0113689; and to any and all matters shown on said plat and survey of record in Instrument Number 20060807-0096557, as corrected by Surveyors Certificate of Correction in Instrument Number 20070723-0087046, all of said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien and not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20110055106 DEEDWARR
Recvd: 09/06/11 15:14 3 pgs
Fees:18.00 Taxes:602.40
20110906-0068969

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ALBERTA DODSON**, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2 day of September, 2011.

Amnon Shreibman, Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for said County and State aforesaid, the with named **AMNON SHREIBMAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 2 day of September, 2011.

NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERRI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,810.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 2 day of September, 2011.

NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013