THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00. Jordan Chase Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2013. Notary Public MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130005150 DEEDWARR
Recvd: 01/18/13 09:04 2 pgs
Fees:13.00 Taxes:296.00
20130118-0006099

STATE OF TENNESSEE NOTARY PUBLIC DAWN D. CHASE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zackary K. Peddicord	First Community Mortgage, Inc.	MAP 50-10-C
3244 Woodstock Drive	275 Robert Rose Dr.	PARCEL 279
Nashville, TN 37207	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Affordable Housing Resources, Inc. a Tennessee Not-For-Profit Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zackary K. Peddicord, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot number 14 on the Plan of Chesapeake Homes, Section Six, Phase One, as of record as Instrument 20011026-0117230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Affordable Housing Resources, Inc. by Deed recorded as instrument 20120205-0013221, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3244 Woodstock Drive, Nashville, TN 37207.**

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 my hand this the 11th day of January, 2013.

Affordable Housing Resources, Inc.

BY: _____
E. D. Latimer, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared E. D. Latimer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Affordable Housing Resources, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 11th day of January, 2013.

My Commission expires 1-9-16

Notary Public

