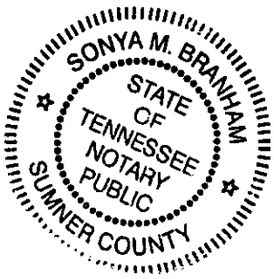
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: . 9-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.

Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alanna M Dodd	First Community Mortgage, Inc.& MERS, Inc solely as nominee for First Community Mtg Inc.	08308009900
(NAME)	(NAME)	
929 Preston Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130386

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Alan R Dodd and wife, Martha S Dodd,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alanna M Dodd, a single woman,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 59, Rosewood Heights, Section II, as shown on plat of record in Plat Book 2133, page 57, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Alan R. Dodd and Martha S. Dodd by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated May 16, 2012, and filed of record in Instrument 20120601-0047499, Register's Office aforesaid.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2133, Page 57, Register's Office for said County.

Joint Driveway Agreement of record in Book 9795, page 601, Register's Office for said County

Martha S. Dodd executed this instrument on behalf of Alan R. Dodd pursuant to Power of Attorney of record in Book #___, Page _____, said Register's Office.

#20130401-0031338

unimproved ☐

This is improved ☒ property, known as 929 Preston Drive, Nashville, TN 37206

(House Number) (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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20130025745 DEEDWARR
Recvd: 04/01/13 11:19 3 pgs
Fees:18.00 Taxes:444.00

20130401-0031339

Witness our hands this 22nd day of March, 2013.

Alan R Dodd by Martha S Dodd
Alan R Dodd by Martha S Dodd, Attorney In Fact Attorney In Fact

Martha S Dodd
Martha S Dodd

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Martha S Dodd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Martha S Dodd executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2013.

Commission expires: 9-21-15

SONYA M. BRANHAM STATE CF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sonya M Branham
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of March, 2013, before me personally appeared Martha S Dodd, 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 Alan R Dodd, and who acknowledged that she executed the same as the free act and deed of Alan R Dodd.

Commission expires: 9-21-15

SONYA M. BRANHAM STATE CF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sonya M Branham
Notary Public

EXHIBIT "A"

2013 Welcome Home Retention Language

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's 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 Federal Home Loan Bank of 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, or change in ownership of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale or 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 Federal Home Loan Bank of 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 or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

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