WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/13 09:50 3 pgs
Fees:18.00 Taxes:351.13
20130410-0035388

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$94,900.00.**

Affiant

Subscribed and sworn to before me this 5th day of April, 2013.

Notary Public
My Commission expires: 7-5-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joda Frazier	First Community Mortgage Inc.	095-08-0-051.00
337 Tamworth Drive	275 Robert Rose Drive	
Nashville, TN 37214	Murfreesboro TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Jordan, FLP, as Trustee for the 337 Tamworth Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joda H. Frazier, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 195 on the Map of Eva-Mor Heights, Section III, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee. Said Lot No. 195 fronts 70 feet on the southerly side of Tamworth Drive and runs back between lines 240.5 feet on the easterly line and 231.7 feet on the westerly line to a dead line in the rear on which it measures 113.4 feet. Description is the same as in the previous deed of record.

Being the same property conveyed to First Jordan, FLP, as Trustee for the 337 Tamworth Drive Trust by deed from Hazel Smith on October 9, 2012, of record in Instrument Number 20121009-0092434, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee.
- Subject to all matters as described in Exhibit "A" attached herewith.

This is improved property known as: **337 Tamworth Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 5 day of April, 2013.

First Jordan, FLP, as Trustee for the 337 Tamworth Drive Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this the 5th day of March, 2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for The 337 Tamworth Drive Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5 day of March, 2013.

Amanda Dean

Notary Public
My Commission Expires 10/22/2013



"Exhibit A"

Borrower(s), their successors, heirs and assigns for and in consideration of receiveing direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership in this property for aperiod 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 Perios, an amount equal to 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.

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.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013