Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $102,300.00.

Affiant

File Number: 1504106

BRADLEY OWNBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Subscribed and sworn to before me, this 20 day of November, 2015

Notary Public
My Commission Expires:

CORRECTION Warranty Deed

This deed is being recorded to correct the deed between the same parties of record in Instrument number 20150513-0043824, which was recorded on 5/13/2015, by adding a paragraph that was erroneously omitted, see attached Exhibit "A", 2015 Retention Language Acknowledgment for FHA Loans

Taxes paid on original recording

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Lisa Marie Barnett	First National Bank of	08416006800
2501 Stinson Road	1608 Williams Dr Ste 301	
Nashville, TN 37214	Murfreesboro, TN 37129	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Foster Family Rentals, GP, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lisa Marie Barnett, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 37, Map of Hargis Heights, as shown on plat of record in Plat Book 974, Page 82, amended in Book 4983, Page 548, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an undivided one-third interest to each, by Quit Claim Deed from Betty Fuqua dated October 12, 2005, of record in Instrument No 20051021-0126930, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Foster Family Rentals, GP by Warranty Deed from Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua dated December 11, 2014, of record in Instrument No 20141217-0115429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___ unimproved property known as 2501 Stinson Road, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans: T20150101900 DEEDWARR
Recvd: 12/02/15 10:38 4 pgs
Fees: 22.00 Taxes: 0.00
20151202-0121427

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 25th day of November, 2015.

Foster Family Rentals, GP

BY: _____
Brian Foster, General Partner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brian Foster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Foster Family Rentals, GP, and that he is authorized by Foster Family Rentals, GP to execute this instrument in its behalf.

Witness my hand and official seal at 10:38 AM this 25th day of NOV, 2015.

_____
Notary Public at Large
My Commission Expires:

BRADLEY OWNBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

WITNESS my hand this 30th day of Nov, 2015.

Foster Family Rentals, GP

BY: _____
Kelsey Foster, General Partner

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelsey Foster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the General Partner of Foster Family Rentals, GP, and that she is authorized by Foster Family Rentals, GP to execute this instrument in its behalf.

See Attached

Witness my hand and official seal at _____, TN, this _____ day of _____, 2015.

_____
Notary Public at Large
My Commission Expires:

The grantee accepts and agrees to the terms of this Correction Warranty Deed.

Lisa Barnett

Lisa Marie Barnett

Witness my hand and official seal at Murfreesboro, TN, this 25 day of November, 2015.

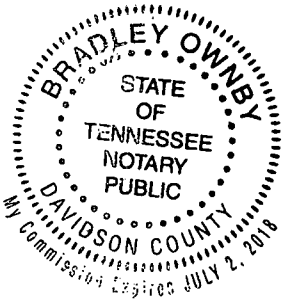
_____
Notary Public at Large
My Commission Expires: 12/16/18

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelsey Foster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the General Partner of Foster Family Rentals, GP, and that she is authorized by Foster Family Rentals, GP to execute this instrument in its behalf.

Witness my hand and official seal at _Nashville_____, TN, this _20____ day of __November_____, 2015.



Notary Public ~~at Large~~
My Commission Expires: July 2, 2018

EXHIBIT A



2015 Welcome Home Retention Language Acknowledgement for FHA Loans

Borrower(s), 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, assignment of the first mortgage to the Secretary of HUD, 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.