Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 09/16/09 08:59 4 pgs
Fees:23.00 Taxes:934.23
20090916-0086307

REO No. A080857

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto **Martin I. Perlmutter,** Unmarried and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 226 31st Avenue N, Nashville, TN 37203.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, **Martin I. Perlmutter,** Unmarried, and their assigns, forever.

Grantee, **Martin I. Perlmutter** Unmarried, whose address 226 31st Avenue N, Nashville, TN 37203, is responsible for the payment of real property taxes on subject property.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Vice President this 1st day of September 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____

~~Sheryl Martin,~~ **Vice President**

Teresa M. Foley

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared ~~**Sheryl Martin,**~~ **Vice President** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal at office, this 1st day of September 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DIANA MICHELLE ROBINSON
MY COMMISSION EXPIRES
March 14, 2010

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

*** Teresa M. Foley**

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,495.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF September 2009

Notary

My Commission Expires: March 9, 2010

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9

Map & Parcel: **104-02-0X-226.00**

NEW OWNER: Martin I. Perlmutter
226 31st Avenue N
Nashville, Tennessee 37203

SEND TAX BILLS TO: Coldwell Banker Mortgage, ISAOA/ATIMA
1 Mortgage Way
Mount Laurel, NJ 08054

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 226 ON THE PLAN OF THE ROW AT 31ST CONDOMINIUMS, AS ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20030430-0057670, AS CORRECTED BY INSTRUMENT NO. 20040203-0014724, AND AS FURTHER SET OUT BY ADDENDUM TO MASTER DEED, BY INSTRUMENT NO. 20040206-0014724, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from AARON SQUYRES, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20080117-0005566, dated January 9, 2008, said Register's Office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $302,994.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $302,994.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, 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.

Donald Taylor

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013