THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010092759TN1

BIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20100078798 DEEDWARRSP
Recvd: 12/15/10 09:50 3 pgs
Fees:18.00 Taxes:436.60
20101215-0099749

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 8th day of December, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **PAULINE E. ROBERTS,** party(ies) of the second part located at 5354 Edmondson Pike, Nashville, TN 37211 ;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 76, TOWNHOMES OF SHADOW GLEN, BUILDING 12, as established under Exhibit A of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200403150029248 amended at Instrument No. 200601240009112, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

The last Deed of record was filed at Instrument Number 20100826-0067427 in the Registers Office of Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $141,600.00 for a period of 3 month(s) 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 $141,600.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to Grantee. These restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Property: 5845 Nolensville Pike #418 Nashville TN 37211
Parcel ID No.: 161-16-0A-076.00-C0

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY: _____

TITLE: Ma'Kishia S. Anderson
Managing Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ma'Kishia S. Anderson, Managing Atty., of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 8th day of December, 2010

ERICA L. PORTER NOTARY PUBLIC GWINNETT COUNTY GEORGIA MAY 29, 2014

_____
Notary Public

My Commission Expires: 5/24/2014

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Parcel ID No.: 161-16-0A-076.00-C0
File Number: FNM2010092759TN1

Mail Tax Notices To and Property Owner:
PAULINE E. ROBERTS
5354 Edmondson Pike
Nash, TN 37211

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 117,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ma'Kishla S. Anderson
Managing Attorney

Affiant

Subscribed and sworn to before me this 8th day of December, 2010

Notary Public

Expires: 5/24/2014 My Commission

ERICA T. PORTER
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA