BILL GARRETT, Davidson County
Trans:T20110079326 DEEDWARRSP
Recvd: 12/15/11 10:10 3 pgs
Fees:18.00 Taxes:699.30
20111215-0097580

Prepared by:

Paul Jungers, Esq.

8940 Main Street
Clarence, NY 14031

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

Returned to:

JASON FARRINGTON
7120 HOLT RUN DRIVE
NASHVILLE TN 37211

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of 11/29/11, by and between

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

Hereinafter referred to as Grantor, and

JASON FARRINGTON, A MARRIED MAN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE HUNDRED EIGHTY NINE THOUSAND AND 00/100 ($189,000.00) DOLLAR cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100805-~~61779~~, of DAVIDSON County, Tennessee.
*00061779

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 successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.
Thus, Grantor is exempt from any and all transfer taxes.
See, 12 U.S.C. 1723a (c)(2).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $226,800.00 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 $226,800.00 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. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Steven Silenski

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: _____

JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA }
COUNTY OF ALLEGHENY }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jeanette M. Shaffer with whom I am personally acquainted and who, upon oath, acknowledged himself/herself to be JEANETTE M. SHAFFER, authorized representative of NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA FOR FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a CORPORATION the within bargainor, and that he/she as such authorized representative, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such authorized representative.

Witness my hand, at offices, 11/29/11.

NOTARIAL SEAL
RENEE L TARQUINIO
Notary Public
KENNEDY TWP., ALLEGHENY COUNTY
My Commission Expires Jun 22, 2015

Renee L Tarquinio
Notary Public
Commission expires: 6/22/15

VALUATION AFFIDAVIT

I, or we, hereby 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 $189,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201128423

Affiant

Subscribed and sworn to before me this 1st day of December, 2011.

ROBERTSON COUNTY DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC

Darlene E

Notary Public
Commission Expires 11-29-2015

RETURN TO:

JASON FARRINGTON

7120 HOLT RUN DRIVE
NASHVILLE TN 37211

SEND TAX BILLS TO:

United Wholesale
555 S. Adams Rd.
Ste. 200
Birmingham, MI
48009

PROPERTY ADDRESS:

7120 HOLT RUN DRIVE
NASHVILLE, TN 37211

MAP PARCEL NO.:

180-03-0A-083.00

EXHIBIT A

LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 45 ON THE PLAN OF SECTION 2B, STONE CREEK PARK, OF RECORD IN PLAT BOOK 9700, PAGE 793 AND 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED FROM BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS AND SERVICING LP TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY DEED RECORDED 08/05/2010 IN INSTRUMENT 20100805-~~61779~~ 0061779 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 180-03-0A-083.00

PROPERTY COMMONLY KNOWN AS: 7120 HOLT RUN DRIVE, NASHVILLE, TN 37211