THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12142

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 25th day of Jan, 2012.

Notary Public

My Commission Expires:

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

Map/Parcel Number: [illegible]

Address of New Property Owner(s):
Rodney Grinstead
408 Rayon Drive
Old Hickory, TN 37138

Send Tax Bills To: Rodney Grinstead
1437 Tempany Court
Nashville, TN 37207

Map/parcel #: 044050174 00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Federal National Mortgage Association a/k/a Fannie Mae** said grantor does hereby bargain, sell, transfer and convey unto **Rodney Grinstead**, Single, and his heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 408 Rayon Drive, Old Hickory, TN 37138
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Rodney Grinstead**, and his assigns, forever.

Said **Federal National Mortgage Association a/k/a Fannie Mae**, 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.

Grantee herein shall be prohibited from conveying captioned property for a sale price of greater than **$30,000.00** 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 **$30,000.00** 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.

BILL GARRETT, Davidson County
Trans:T20120006077 DEEDWARRSP
Recvd: 01/26/12 08:59 4 pgs
Fees:23.00 Taxes:92.50
20120126-0007182

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

IN WITNESS WHEREOF, the said **Federal National Mortgage Association a/k/a Fannie Mae**, has executed this deed this 18th day of January, 20 12.

Federal National Mortgage Association a/k/a Fannie Mae

Name: Diane E. Sanders ASST. VICE PRESIDENT

Title:

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Diane E. Sanders of ASST. VICE PRESIDENT, the Attorney-in-Fact of said **Federal National Mortgage Association a/k/a Fannie Mae**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 18th day of January, 20 12.

Notary Public

My Commission expires: _____

Milton Trong Phan
Commission Expires
08-12-2014

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12142
Property: 408 Rayon Drive, Old Hickory, TN 37138

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12142
Independence, Ohio 44131

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 10 on the Map of Hadley's Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 125, Register's Office for said County. Said Lot Number 10 fronts 50 feet on the Westerly side of Robinson Avenue and runs back between parallel lines, 147 feet to an alley.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed from Deanna Dorrough, Co-Trustee, dated February 3, 2011 and recorded February 14, 2011, in Instrument No. 20110214-0012552, said Register's Office, Davidson County, Tennessee.