| SPECIAL WARRANTY DEED | THIS INSTRUMENT PREPARED BY:<br>Charles Walker, Attorney at Law<br>86 Thompson Lane<br>Nashville, Tennessee 37211<br>Office: (615) 463-3760 |
|---|---|

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR TRUE VALUE IS $149,000.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF FEBRUARY, 2012.

NOTARY PUBLIC

MY COMM. EXP. 9/8/13

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| **Charles Walker**<br>**86 Thompson Lane**<br>**Nashville, TN 37211** | **Same as owner** | **092-04-0 245.00** |

JON PAUL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), Cash in Hand, and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Fannie Mae a/k/a Federal National Mortgage Association organized and exiting under the laws of the United States of America, hereinafter called Grantor, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, a single person, hereinafter called Grantee, the following described property, having an address of 920 Morrison Street, Nashville, Tennessee, 37208, and being situated and located in Davidson County, Tennessee, to wit:

Lot 11 in Johnson Bransfords Subdivision of three parts of Lot 158 of Judge John McNairys Mansion House Tract, situated in Nashville, of record in Book 161, page 146, and described as follows:

Beginning at a point on the east side Morrison Street about 330 feet south of the Intersection of Jackson and Morrison Streets, and extending southerly along Morrison Street, 35 feet to a point; said lot so fronting 35 feet on the east side of Morrison Street extends back between parallel lines and with the Northern margin of Lot 10 in said plan, 135 feet, more or less, to an alley in the rear.

THIS CONVEYANCE IS SUBJECT TO: (1) Current years taxes which have been prorated and assumed by the Grantee; (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.

Source of Grantor's interest is a deed recorded in Instrument No. 20100826-0067609, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Edward B. Baldwin and Norman Suggs by Deed recorded in Instrument No. 20060830-0107143, in said Register's Office.

The above-described property is improved property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $84,420.00 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 $84,420.00 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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further no otherwise.

BILL GARRETT, Davidson County
Trans:T20120011068 DEEDWARRSP
Recvd: 02/14/12 12:55 2 pgs
Fees:13.00 Taxes:551.30
20120214-0012942

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of February, 2012.

GRANTOR:
Fannie Mae a/k/a Federal National Mortgage Association, by ServiceLink, a Division of Chicago Title Insurance Company , its duly authorized attorney in fact[1],

BY: _____
Chris Daniel, Assistant Vice President, ServiceLink, a Division of Chicago Title, under power of attorney[2] for Chicago Title Insurance Company

CERTIFICATE OF ACKNOWLEDGMENT

SS.
State of PA
County of Beaver

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Chris Daniel**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a duly authorized attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal, this 10 day of February, 2012.

Christina Michelle McCartney
NOTARY PUBLIC
MY COMM. EXP. 4/7/2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**RETURN TO:**
Charles Walker
Attorney at Law
86 Thompson Lane
Nashville, Tennessee 37211

[1] Recorded in the Recorder of Deeds Office, Beaver County, Pennsylvania, under Instrument #3394775
[2] Recorded in the Brevard County, Clerk of Courts, under CFN 2011161830 or BK 6449 Page 957