Davidson County DEEDWARRSP
Recvd: 02/23/12 16:19 5 pgs
Fees:28.00 Taxes:148.00
20120223-0015994

Commitment Number: 2933357
Seller's Loan Number: 1704158970

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Jeffrey L. Hammond and **Amber E. Hammond** , 5248 Franklin Pike Cir Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-11-0-200.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2-10, 2012, by and between **Fannie Mae AKA Federal National Mortgage Association**, whose mailing address is **14421 Dallas Parkway, Suite 100 Dallas, TX 75256**, hereinafter grantor, and party of the first part, for $40,000.00 (Forty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Jeffrey L. Hammond** and **Amber E. Hammond, husband and wife,** hereinafter grantees, party of the second part, whose tax mailing address is **5248 Franklin Pike Cir Brentwood, TN 37027**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $40,000.00 (Forty Thousand Dollars and no Cents), 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 part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **162 Rains Ave Nashville, TN 37203**.

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING THE SOUTH 15 FEET OF LOT NO. 21 ON THE PLAN OF ALDRICH BROTHERS AND MYERS SUBDIVISION OF RECORD IN BOOK 161, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE NORTH 46 FEET OF LOT 23 ON THE PLAN OF E. T. DUMONT SUBDIVISION OF RECORD IN BOOK 547, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS FRONT TOGETHER ON THE EAST SIDE OF RAINS AVENUE AND EXTEND BACK 150 FEET ON THE NORTH LINE AND 150 FEET ON THE SOUTH LINE TO AN ALLEY IN THE REAR 60 FEET THEREON.

Being the same property as conveyed from Rubin Lublin Suarez Serrano TN, LLC, as Substitute Trustee to Federal National Mortgage Association, as described in Document No. 20110711-~~00052792~~, Dated ~~07/05~~/2011, Recorded 07/11/2011 in DAVIDSON County Records. -0052792 KB

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, 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 has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $ 48,000.00 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 $ 48,000.00 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. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Executed by the undersigned on 2/10, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: Melissa Harvey

Name: Melissa Harvey

Title: AVP

A Power of Attorney was Recorded 9/1/2011 at Inst# 20110901

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 10 day of Feb, 2012, by Melissa Harvey **of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Christina Michelle McCartney

NOTARY PUBLIC Christina Michelle McCartney
My Commission Expires
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

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Deborah Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 40,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant Deborah Kiss

Affiant, Deborah Kiss, subscribed and sworn before me this 13 day of Feb, 20 12.

Sharon R. Glaab
Notary Public

My commission expires: 2-2-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary Seal (If on Paper)