Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-120300088A

Davidson County DEEDWARRSP
Recvd: 03/09/12 11:06 4 pgs
Fees:23.00 Taxes:199.80
20120309-0020666

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Farokh Fani	SEND TAX BILL TO: Farokh Fani	MAP/PARCEL NUMBERS: 16104160.00
(Name)	(Name)	
1453 Bell Rd Suite 106 Nashville, TN 37211	1453 Bell Rd Suite 106 Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Federal National Mortgage Association , Grantor, has this day bargained and sold, and does hereby transfer and convey unto Farokh Fani, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 308 Raywood Court, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $ 64,800.00 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 $64,800.00 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. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3-6-12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Federal National Mortgage Association by Morris, Hardwick & Schneider as Attorney In Fact

BY: _____

NAME: Jennifer Marker Frank

ITS: Partner

State of Tennessee
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marker Frank who acknowledged to me that she/he is Partner (Title of person signing) of Morris, Hardwick and Schneider (Name of Company), the attorney-in-fact for Federal National Mortgage Association, and that in its capacity as attorney-in-fact for Federal National Mortgage Association she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Federal National Mortgage Association and the attorney-in-fact for said Grantor to do so.

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

Given under my hand and seal this the 6th day of March, 2012.

_____
Notary Public
My Commission Expires: 4/9/15

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00

_____
Affiant

Subscribed and sworn to before me this 3-6-12.

_____
Notary Public

My Commission Expires: 4/9/15

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 19 on the plan of Goodrich Heights, as of record in Book 2663, Page 60 Register's Office for Davidson County.

Said Lot Number 19 fronts 60.00 feet on the northerly margin of Raywood Court and extends back 271.2 feet on the northeasterly line and 323.1 feet on the southwesterly line to a broken line in the rear, measuring 128.8 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded 01/11/2012 in Instrument Number 20120111-0002850, Register's Office for Davidson County, Tennessee.

RE: 308 Raywood Court, Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler Cole, 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 original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (if on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 308 Raywood Court, Nashville, TN 37211