BILL GARRETT, Davidson County
Trans:T20120041601 DEEDWARRSP
Recvd: 06/06/12 09:26 3 pgs
Fees:18.00 Taxes:92.50
20120606-0049276

Record + Return To
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12224

State of Tennessee
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00
J.T. Pd
Affiant
Subscribed and sworn to before me, this 18 day of May, 2012.
Notary Public
My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Map/Parcel Number(s) 07214014900/

Address of New Property Owner(s):
John Paddison
2413 North 16th Street
Nashville, TN 37206

Send Tax Bills To:
John Paddison
926 Van Leer Drive
Nashville, TN 37220

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** said grantor does hereby bargain, sell, transfer and convey unto **John Paddison, Married**, and their 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: 2413 North 16th Street, Nashville, TN 37206
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 **John Paddison**, and his/her/their assigns, forever.

Said **Federal National Mortgage Association**, 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 sales 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.

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**, has executed this deed this 14 day of May, 20 12.

Federal National Mortgage Association

By: _____

Name: JOHN WESLEY

Title: ASST. VICE PRESIDENT

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared JOHN WESLEY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST. VICE PRESIDENT of said **Federal National Mortgage Association**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained

Witness my hand and Notarial Seal this 14 day of May, 20 12.

VERNON A. CURRY, JR
Notary Public, State of Texas
My Commission Expires
November 11, 2015

_____
Notary Public

My Commission expires: _____

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

RT12224
Property: 2413 North 16th Street, Nashville, TN 37206

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

EXHIBIT "A"

Lying and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 11 on the Plan of G.A. Pickup Addition, of record in Book 974, Page 43, Register's Office for said County.

Said lot fronts 50 feet on the Westerly side of North 16th Street and runs back between parallel lines 150 feet to a dead line.

Said property being conveyed to Federal National Mortgage Association by Trustee's Deed from Angela Boyd, Co-Trustee, dated November 9, 2011 and recorded November 17, 2011 in Instrument No. 20111117-0089716, Register's Office for Davidson County, Tennessee.