BILL GARRETT, Davidson County
Trans:T20120043514 DEEDWARRSP
Recvd: 06/13/12 10:50 3 pgs
Fees:18.00 Taxes:146.15

20120613-0051614

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12335

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $39,500.00
Jennifer Duff
Affiant
Subscribed and sworn to before me, this 21st day of May, 2012.
Patricia Johnson
Notary Public

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

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

Map/Parcel Number(s) 05911019100/

Address of New Property Owner(s):
Tim Frye
685 Rowan Drive
Nashville, TN ~~37027~~ 37207

Send Tax Bills To:
Tim Frye
8181 Emerald Creek Lane Apt 101
Cordova, TN 38016

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 **Tim Frye, Single**, 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: 685 Rowan Drive, Nashville, TN ~~37027~~ 37207
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 **Tim Frye**, 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 $47,400.00 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 $47,400.00 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 17 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 17 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

RT12335
Property: 685 Rowan Drive, Nashville, TN 37027

EXHIBIT "A"

Situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 515 on the Plan of Haynes Manor, Section 4, of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed, from Deanna Dorrough, Co-Trustee, dated June 30, 2011, and recorded July 6, 2011, in Instrument No. 20110706-0051563, said Register's Office, Davidson County, Tennessee.