Davidson County	DEEDWARRSP
Recvd: 07/30/12 16:10	4 pgs
Fees:23.00 Taxes:155.40	
20120730-0067196	

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map/Parcel Number(s) 06903012600

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12269

State of TN
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2012.

Notary Public

My Commission Expires: 4/20/15

Address of New Property Owner(s): Salley Lyons and Suk K. Reed 4097 Timothy Drive Nashville, TN 37218	Send Tax Bills To: Salley Lyons and Suk K. Reed 102 Forest Oaks Drive Goodletsville, TN 37072

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 **Salley Lyons,** Married **and Suk K. Reed,** Widowed, 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: 4097 Timothy Drive, Nashville, TN 37218
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 **Salley Lyons and Suk K. Reed,** 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 $50,400.00 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 $50,400.00 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 3 day of July, 20 12.

Federal National Mortgage Association

By: _____

~~ASST. SECRETARY~~ **JOHN WESLEY**

Name: **ASST. VICE PRESIDENT**

Title:

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared ~~ASST. SECRETARY~~ **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 3 day of July, 20 12.

_____

Notary Public

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

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

RT12269
Property: 4097 Timothy Drive, Nashville, TN 37218

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being Lot Number 103 on the Plan of Creekwood North Subdivision as of record in Book 4675, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reverse Mortgage Solutions, Inc., by Trustee's Deed from Shellie Wallace, Partner, Wilson & Associates, PLLC, dated December 29, 2011 and recorded January 3, 2012, in Instrument No. 20120103-0000044, said Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Quitclaim Deed from Reverse Mortgage Solutions, Inc., dated _____ and recorded _____ in Instrument No. 20120730-0067195, said Register's Office, Davidson County, Tennessee.

Certificate of Authenticity

I, Julia A. Hirt, 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 Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.