BILL GARRETT, Davidson County
Trans:T20120059093 DEEDWARRSP
Recvd: 08/09/12 09:37 3 pgs
Fees:18.00 Taxes:59.20
20120809-0071018

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-120700325A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: David Henley	SEND TAX BILL TO: David Henley	MAP/PARCEL NUMBERS: 49-16A-6.00 CO
(Name) 109 Kenner Avenue	(Name) New Owner	
(Address) Nashville, TN 37205	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

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 David Henley, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 811 Willow Trace Court, Whites Creek, TN, 37189, 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 $ 19,200.00 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 $19,200.00 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 7-23-12, 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: First American Title Insurance Company, Attorney In Fact

Signed By: _____(Seal)

Signature of Corporate Officer

Name of Officer: Charlotte Elliott

Its: Authorized Signor

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Charlotte Elliott who acknowledged to me that she/he is _____(Title of person signing) of First American Title Insurance Co (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.

Given under my hand and seal this the 23 day of July 2012

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

Notary Public

My Commission Expires: 6-4-15

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

Affiant

Subscribed and sworn to before me this 1-24-12.

Notary Public

My Commission Expires: 1-24-15

VICKI W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

RE: 811 Willow Trace Court, Whites Creek, TN 37189

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Second Revision of Willow Trace Subdivision, of record in Book 7900, Page 14, as amended in Book 8020, Page 967 and Book 8046, Page 641, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee and Deanna Dorrough as Co-Trustee to Federal National Mortgage Association as recorded on the 26th day of January, 2012 in Instrument No. 20120126-0007344; Warranty Deed from Howard L. Bell and Sbarita Y. Emerson-Bell, husband and wife to Armando Luna, a single person as recorded on the 22nd day of November, 2005 in Instrument No. 20051122-0141222 and Warranty Deed from Janice W. Dobson, unmarried to Howard L. Bell, unmarried as recorded on the 21st day of December, 1999 in Instrument No. 199912210305865, in the Register's Office of Davidson County, Tennessee.

RE: 811 Willow Trace Court, Whites Creek, TN 37189