BILL GARRETT, Davidson County
Trans:T20120067181 DEEDWARRSP
Recvd: 09/07/12 09:58 3 pgs
Fees:18.00 Taxes:224.78

20120907-0081119

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12436

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $60,750.00
Jennifer Rizzo
Affiant
Subscribed and sworn to before me, this 31 day of August, 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) 14704004100/

Address of New Property Owner(s):
Roy S. Jones
4809 Humber Drive
Nashville, TN 37211

Send Tax Bills To:
Roy S. Jones
3641 Trosdale Drive
Nashville, TN 37204

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 **Roy S. Jones, 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: 4809 Humber Drive, Nashville, TN 37211
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 **Roy S. Jones**, 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 $72,900.00 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 $72,900.00 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 15th day of August, 20 12.

Federal National Mortgage Association

By: _____

JENNIFER HAGGERTY

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 JENNIFER HAGGERTY, 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 15 day of August, 20 12.

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
July 30, 2016

_____
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

RT12436
Property: 4809 Humber Drive, Nashville, TN 37211

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 68 on the Plan of Beverly Heights Subdivision, Section 2 as of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 180 feet on the Westerly side of Humber Drive and runs back 235 feet on the Northerly line and 213.8 feet on the Southerly line to a dead line in the rear on which it measures 180.1 feet.

BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated May 29, 2012 and recorded June 8, 2012 in Instrument No. 20120608-0050230, Register's Office for Davidson County, Tennessee.