BILL GARRETT, Davidson County
Trans:T20120068872 DEEDWARRSP
Recvd: 09/13/12 10:10 4 pgs
Fees:23.00 Taxes:240.13
20120913-0083061

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 7th day of September, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Michael Morano and Elizabeth Morano,** party of the second part located at 1719 Edgewood Ave Nashville TN 37207

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Lot No. 1 on the Preliminary and Final Plat of Re-subdivision of Brooklyn Heights Subdivision of record in Book 9700, page 4, Register's Office for Davidson County, Tennessee to which is hereby made for more complete description of said lot. Being the same property conveyed to Shirley Drummond-Early, married by Warranty Deed from Metropolitan Development & Housing Agency, of Record in Book 11618. Page 664, dated August 3, 1999.

Being the same property conveyed to Grantor (s) by Deed recorded at instrument number 20111229-0101561, Register's Office for said county.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $77,880.00 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 $77,880.00 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. These restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

Property: 1719 Edgewood Avenue Nashville TN 37207
Parcel ID No.: 071-05-0-246.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association a/k/a Fannie Mae**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as
Attorney-in-Fact by POA recorded at
Instrument No. 09130828, Shelby
County, Tennessee Register of Deeds

BY: _____ AIF

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffany H. Volf of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 5th day of September 2012.

MARKELL WILLIAMS NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 17, 2016 COBB COUNTY, GEORGIA

_____
Notary Public

My Commission Expires: 6/17/16

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Property: 1719 Edgewood Avenue Nashville TN 37207
Parcel ID No.: 071-05-0-246.00
File Number: FNM2012082189TN1

Mail Tax Notices To and Property Owner:
Michael Morano
Elizabeth Morano
111 Wood Rd
Freeville NY 13068-5700

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 64,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of September 2012

Notary Public

My Commission 6/17/16

MARKELL WILLIAMS
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 17, 2016
COBB COUNTY, GEORGIA