Davidson County DEEDWARRSP
Recvd: 09/27/12 08:04 6 pgs
Fees:33.00 Taxes:367.13
20120927-0087861

Commitment Number: 3033161
Seller's Loan Number: A111BP8

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
EDWARD K. LANCASTER, 7253 Old Zion Road, Columbia, TN 38401

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
116-03-0A-063.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9-12, 2012, by and between **Federal National Mortgage Association**, whose mailing address is **14221 Dallas Pkwy, Suite 1000, Dallas, TX 75254**, hereinafter grantor, and party of the first part, for $99,225.00(Ninety Nine Thousand Two Hundred Twenty Five Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Edward L. Lancaster**, a married man, hereinafter grantee, party of the second part, whose tax mailing address is **7253 Old Zion Road, Columbia, TN 38401**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $99,225.00 (Ninety Nine Thousand Two Hundred Twenty Five Dollars and no Cents), 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 part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of

the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **4505 HARDING ROAD 71E, NASHVILLE, TN 37205**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, 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 has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN $ 119,070.00 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 $ 119,070.00 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 .

Executed by the undersigned on Sept. 12th, 2012:

Federal National Mortgage Association

By: _____

Print Name: Cherri Springer

Its: AVP

A Power of Attorney relating to the above described property was recorded on 09/01/2011 at Instrument No: 20110901-0067997

STATE OF Pa
COUNTY OF Beaver

The foregoing instrument was acknowledged before me on 9-12, 2012 **by** Cherri Springer AVP **Federal National Mortgage Association** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Mary M Goddard
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pa
COUNTY OF Beaver)

I, Carl E. King,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 89,225, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Carl E King
Affiant

Affiant, Carl E. King, subscribed and sworn before me this 14th day of September, 2012.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain condominium unit situated in Davidson County, State of Tennessee described as:

BEING Unit No. 71E, together with Garage No. 12 on the Plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, Page 189, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, said Register's Office.

Being the same property as conveyed from Nationwide Trustee Services, Inc., as Substitute Trustee to Federal National Mortgage Association, as described in Document No. 20111013-0079630, Dated 09/29/2011, Recorded 10/13/2011, in DAVIDSON County Records.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)