PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED
BY ~~& RETURN TO~~:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO20090706O2TN1

BILL GARRETT, Davidson County
Trans:T20120077990 DEEDWARRSP
Recvd: 10/15/12 09:54 4 pgs
Fees:23.00 Taxes:159.10
20121015-0094013

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 11th day of **October, 2012**, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Adrian Ifrim and Anca Ifrim,** party of the second part located at 115 Tamaras Way, Hendersonville, TN 37075

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 a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit No. 19 on the Plan as shown in and described by Master Deed Establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property. Being the same property conveyed to Ashraf G. Saddiq, unmarried, by deed from Arup Bandy Opadhyay, married, as shown of record in Instrument 200604180044325, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record in Instrument 20120315-0022226, Register's Office for Davidson County, Tennessee.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $51,600.00 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 $51,600.00 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: 1298 Massman Dr Nashville TN 37217
Parcel ID No.: 107-14-OA-019-00-CO

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 afore described 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**, 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: _____ as 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 Jill Stommel 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 11th day of October, 20 12.

T LIVINGSTON
NOTARY PUBLIC
DEKALB CO., GA.
MY COMMISSION EXPIRES
AUGUST
8
2016

_____
Notary Public

My Commission
Expires: 8-8-16

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Property: 1298 Massman Dr Nashville TN 37217
Parcel ID No.: 107-14-OA-019-00-CO
File Number: FNM2012071868TN1

Mail Tax Notices To and Property Owner:
Adrian Ifrim and Anca Ifrim
115 Tamaras Way
Hendersonville, TN 37075

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 $ **43,000.00** 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 11th day of October, 20 12.

Notary Public

My Commission

T LIVINGSTON
MY COMMISSION EXPIRES
AUGUST
8
2016
DEKALB CO., GA.
NOTARY PUBLIC