Return to:
Realty Title & Escrow Co., Inc.
206A Cool Springs Blvd, Ste 106
Franklin, TN 37067

This instrument was prepared by ~~and return to:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11507

STATE OF Tennessee)
COUNTY OF Williamson)
I, or we, hereby 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 $124,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 18 day of October, 2012.

Notary Public
My Commission Expires: 11-7-2015
(Seal)

DEBCRAH K. DEVINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Thomas A. and Kristina L. Chapman 1667 Kirkwood Place Brentwood, TN 37027	NEW OWNER	171 000 093.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Thomas A. Chapman and Kristina L. Chapman, husband and wife, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Dorris E. Boner, Surveyor, August 24, 1961, as follows: Beginning on the Northerly margin of Hardscuffle Road at the Southeast corner of Jesse M. Williams property; thence with said Williams Eastern boundary line, North 2 degrees East 373.9 feet to an iron pin in the line of the property conveyed to Fred Rich and wife, by deed from Dorothy F. Norton of record in Book 3280, Page 373, Register's Office for Davidson County Tennessee, as follows: South 47 degrees 30 minutes East 200 feet to an iron pin; South 27 degrees West 149.5 feet to an iron pin and South 12 degrees West 176 feet to the Northerly margin of Hardscuffle Road; thence with the same around a slight curve, Northwesterly 138 feet, more or less, to the beginning, containing 1.51 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed February 15, 2012, as Instrument No. 20120215-0013344, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5844 Cloverland Drive, Brentwood, TN 37027

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $148,800.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $148,800.00 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(S). THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

BILL GARRETT, Davidson County
Trans:T20120079900 DEEDWARRSP
Recvd: 10/22/12 10:30 2 pgs
Fees:13.00 Taxes:458.80
20121022-0096418

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 16th day of October, 2012, to be effective the 18th **day of** October**, 2012.**

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

BY: _____
Daniel R. Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Daniel R. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 16th day of October, 2012.

_____
Notary Public

My commission expires:

11 · 4 · 2012
(Seal)

REBECCA L. TRUMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HICKMAN