RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Map/Parcel Number(s) 142090F30800CO/

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12204

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN

State of TENNESSEE
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Affiant
Subscribed and sworn to before me, this 29 day of October, 2012.

Notary Public
My Commission Expires: 10-28-2015

Address of New Property Owner(s):
James V. Northcutt and Sarah J. Northcutt
599 WILLIAMSON COUNTY LINE ROAD
FAIRVIEW, TN 37062

Send Tax Bills To:
James V. Northcutt and Sarah J. Northcutt
599 Williamson Coline Road
Fairview, TX 37062

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 **James V. Northcutt and Sarah J. Northcutt,** Husband and Wife 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: 8963 Sawyer Brown Road, Nashville, TN 37221
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 **James V. Northcutt and Sarah J. Northcutt**, 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 $135,600.00 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 $135,600.00 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.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

BILL GARRETT, Davidson County
Trans:T20120082737 DEEDWARRSP
Recvd: 10/31/12 08:54 3 pgs
Fees:18.00 Taxes:418.10
20121031-0099797

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 15th day of October, 2012.

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 October, 2012.

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

RT12204
Property: 8963 Sawyer Brown Road, Nashville, TN 37221

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8963, together with the carport designated No. 8963-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517; as amended in Book 6900, page 654, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated October 20, 2011 and recorded August 13, 2012 in Instrument No. 20120813-0071987, Register's Office for Davidson County, Tennessee.