BILL GARRETT, Davidson County
Trans:T20120089099 DEEDWARRSP
Recvd: 11/21/12 09:59 3 pgs
Fees:18.00 Taxes:144.49
20121121-0107373

Map/Parcel Number(s) 07214031200/

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12464

NOTARIAL SEAL STATE OF OHIO

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $39,050.00
Jennifer Lyff
Affiant
Subscribed and sworn to before me, this 26 day of October, 2012.
Patricia Johnson
Notary Public

My Commission Expires:

Address of New Property Owner(s):
John Blackwell and Frank Bryant
1309 Chester Avenue
Nashville, TN 37206

Send Tax Bills To:
John Blackwell and Frank Bryant

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 **John Blackwell and Frank Bryant**, *Married, **single, 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: 1309 Chester Avenue, Nashville, TN 37206
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 **John Blackwell and Frank Bryant**, 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 $46,860.00 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 $46,8600.00 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.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 24th day of October, 20 12.

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 24 day of October, 20 12.

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

RT12464
Property: 1309 Chester Avenue, Nashville, TN 37206

EXHIBIT "A"

Situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 27 of Block A on the Map of Belle Forest No. 2 of record in Book 843, and Page 94, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the North side of Chester Avenue formerly Chesterfield Avenue, and runs back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed, from Wilson & Associates, PLLC, Shellie Wallace, Partner, dated April 30, 2012 and recorded May 7, 2012, in Instrument No. 20120507-0038883, said Register's Office, Davidson County, Tennessee.