BILL GARRETT, Davidson County
Trans:T20120099962 DEEDWARRSP
Recvd: 12/31/12 12:10 3 pgs
Fees:18.00 Taxes:135.05
20121231-0120660

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12489

NOTARIAL SEAL STATE OF OHIO

KATHLEEN A. SINGER, Notary Public
State of Ohio
My Commission Expires 5/6/2017

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is
$36,500.00
Affiant
Subscribed and sworn to before me, this 12th day of December, 2012.
Notary Public
My Commission Expires: 5/6/17

Map/Parcel Number(s) 07004007100/

Address of New Property Owner(s):	Send Tax Bills To:
Brian Adrian Wong	Brian Adrian Wong
2404 Adlai Street	136 Fain Street
Nashville, TN 37207	Nashville, TN 37210

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 **Brian Adrian Wong,** 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: 2404 Adlai Street, Nashville, TN 37207
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 **Brian Adrian Wong**, 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 $43,800.00 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 $43,800.00 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.

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 5th day of December, 20 12

Federal National Mortgage Association

By: _____

Name: JENNIFER HAGGERTY

Title: ASST. VICE PRESIDENT

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 5 day of December, 20 12.

_____
Notary Public

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
July 30, 2016

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

RT12489
Property: 2404 Adlai Street, Nashville, TN 37207

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 112 and 113, as shown on Hanynie's Cleveland Plan of record in Book 161, Page 35, Register's Office for said County, being more fully described in Deed Instrument #200507-0080075, dated 6/30/2005 and recorded 07/11/2005 in Davidson County Records, to which plat reference is hereby made for a more complete description..

BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated August 28, 2012 and recorded September 5, 2012 in Instrument No. 20120925-0086965, Register's Office for Davidson County, Tennessee.