THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

Davidson County	DEEDWARRSP
Recvd: 01/03/13 14:36	4 pgs
Fees:23.00 Taxes:1158.10	
20130103-0000951	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on **31st day of December, 2012**, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **John Hays and Don Hays,** party of the second part located at 5205 Chase Cv, Nash. TN 37205;

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 part 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 Lot No. 1 on the Plan of Highland Court of record in Book 2330, page 82 Register's Office for said County.
Said Lot No. 1 fronts 175.0 feet on the northeasterly margin of Timberwood Place and extends back 250.8 feet on the northwesterly line and 250.5 feet on the southeasterly line to a dead line in the rear, measuring 175.0 feet thereon. BEING the same property conveyed to the Borrower herein from Thomas R. Beach and Kristin Beach by deed of even date and being filed for record concurrently herewith in 200512050145870 , Register's Office for Davidson County, Tennessee.
Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 82, said Register's Office, which Plan shows a 75 foot minimum building setback line from Timberwood Place and a 10 foot easement for public utility purposes along the rear and southeasterly lines of said lot. Subject to Restrictions of record in Book 2542, page 605 corrected in Book 2548, page 266 amended in Book 2601, page 561, said Register's Office.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than $375,600.00 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 $375,600.00 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: 2108 Timberwood Pl Nashville TN 37215
Parcel ID No.: 144-15-0-005.00

The Last recorded Deed was filed of record at Instrument No.: 20120724-0064905 in the Register's Office of Davidson County, TN.

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 aforedescribed 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: _____ AIF

TITLE: Atty

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MAKISHIA ANDERSON** 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 28th day of December, 2012.

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: 2108 Timberwood Pl Nashville TN 37215
Parcel ID No.: 144-15-0-005.00
File Number: FNM2012061768TN1

Mail Tax Notices To and Property Owner:
John Hays
Don Hays
5205 Close Circle
Nash. TN 37205

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 $ 313,000.00 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 28th day of December, 2012.

Notary Public

My Commission 8-8-16

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE