SPECIAL WARRANTY DEED	THIS INSTRUMENT PREPARED BY: Walker Law Offices 86 Thompson Lane, Suite 102 Nashville, Tennessee 37211 Office: (615) 463-3760

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR TRUE VALUE IS $135,000

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF January, 2013.

NOTARY PUBLIC

MY COMM. EXP. 9/8/2013

JON PAUL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARRSP
Recvd: 01/14/13 13:32 3 pgs
Fees:18.00 Taxes:499.50
20130114-0004307

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Walker **86 Thompson Lane** **Nashville, TN 37211**	**Same as owner**	**097-08-0/018.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10), Cash in Hand, and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Fannie Mae a/k/a Federal National Mortgage Association organized and exiting under the laws of the United States of America, hereinafter called Grantor, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, a single person, hereinafter called Grantee, the following described property, having an address of 6028 Port Anadarko Trail, Hermitage, Tennessee, 37076, and being situated and located in Davidson County, Tennessee, to wit:

Being Lot No. 296 on the plan of Section 8, Lake Park, as shown of record in Plat Book 4885, page 184, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Source of Grantor's interest is a Deed recorded in Instrument No. 20120106-0001804, Davidson County Register's Office. Being the same property conveyed to Roaena Ham, and Denise Myers by Quitclaim Deed recorded in Instrument No. 20081202-0117055.

THIS CONVEYANCE IS SUBJECT TO: (1) Current years taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations.

The above-described property is improved property.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $85,680.00 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 $85,680.00 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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of January, 2013.

GRANTOR:
Fannie Mae a/k/a Federal National Mortgage Association, by ServiceLink, a Division of Chicago Title, its duly authorized attorney in fact[1],

BY: _____
ServiceLink, a Division of Chicago Title[2]

CERTIFICATE OF ACKNOWLEDGMENT:

SS.
State of Pennsylvania

County of Beaver

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Cherri Springer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a duly authorized 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 seal, this 10 day of January, 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

_____
NOTARY PUBLIC
MY COMM. EXP. 9-4-13

RETURN TO:
Walker Law Offices
86 Thompson Lane, Suite 102
Nashville, Tennessee 37211

[1] Recorded in the Recorder of Deeds Office, Beaver County, Pennsylvania, under Instrument #3394775
[2] Limited Power of Attorney from Federal National Mortgage Association to ServiceLink, a division of Chicago Title, recorded in instrument #20110901-0067997, Register's Office for Davidson County, Tennessee

Certificate of Authenticity

I, Charles Walker, 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, Jon Paul Johnson, a notary public for this county and state, Charles Walker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/8/13.

Notary's Seal (If on paper)

JON PAUL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY