BILL GARRETT, Davidson County
Trans:T20130007494 DEEDWARRSP
Recvd: 01/28/13 14:14 3 pgs
Fees:18.00 Taxes:132.09
20130128-0008866

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

Cross-Reference Document
Instrument Number 20120430-0036835

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 18th day of January, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Clyde Norfleet,** party of the second part located at 3708 Ridgetop, Nashville, TN, 37207; UNMARRIED

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. 15 on the Plan of Willow Creek, Section 1, as shown on Plat of record in Plat Book 5200, Page 629, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being the same property conveyed to Robert L. Whitaker and Louise Short Whitaker, husband and wife, by Warranty Deed from David Vendenbergh, a married man, dated 07/23/2003 and recorded 08/14/2003 in Instrument No. 20030814-0117443 in the Register's Office for Davidson County, Tennessee

Property: 3737-3739 Willow Creek Rd Nashville TN 37207
Parcel ID No.: 050-02-0-015-00

The Last recorded Deed was filed of record at Book 20120215, Page 0013220 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $42,840.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $42,840.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

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: _____, as AIF

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jill Stauner 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 17th day of January,

Sabrina A Cooper
Notary Public

My Commission Expires: _____

SABRINA A. COOPER NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 30, 2016 FAYETTE COUNTY, GEORGIA

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Property: 3737-3739 Willow Creek Rd Nashville TN 37207
Parcel ID No.: 050-02-0-015-00
File Number: FNM2012113271TN1

Mail Tax Notices To and Property Owner:

State of Georgia, DeKalb County

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 $ 35,700.00 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 17th day of January,

Notary Public

My Commission

SABRINA A. COOPER NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 30, 2016 FAYETTE COUNTY, GEORGIA

NEW OWNER:
Clyde Norfleet
3708 Ridgetop Drive
Nashville, TN 37207

TAX BILLS:
BB&T
223 West Nash Street
Wilson, NC 27893