BILL GARRETT, Davidson County
Trans:T20130013886 DEEDWARRSP
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Fees:23.00 Taxes:157.25

20130220-0016609

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-130100039S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Charles Williamson	SEND TAX BILL TO: Charles Williamson	MAP/PARCEL NUMBERS: 052 04 0 075.00
(Name) 1108 Safety Harbor Court	(Name) 1108 Safety Harbor Court	
(Address) Old Hickory, TN 37138	(Address) Old Hickory, TN 37138	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Federal National Mortgage Association, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Charles Williamson, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 241 Manzano Rd, Madison, TN, 37115, in DAVIDSON County, Tennessee, described in Exhibit A attached hereto.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $51,000.00 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 $51,000.00 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 restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 2-8-13, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Federal National Mortgage Association

By: First American Title Insurance Company,
Attorney In Fact

Signed By:

_____(Seal)
Signature of Corporate Officer
Name of Officer: Jamey Davis VP
Its: Authorized Signor

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jamey Davis who acknowledged to me that she/he is VP (Title of person signing) of First American (Name of Company), the attorney-in-fact for Federal National Mortgage Association, and that in its capacity as attorney-in-fact for Federal National Mortgage Association she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Federal National Mortgage Association and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 8 day of February 2013

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

Cynthia Partida Valtierra
Notary Public
My Commission Expires: 6-4-15

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $42,501.

Alexis Perkins
Affiant

Subscribed and sworn to before me this 15th day of February

Notary Public

My Commission Expires: 3/3/15

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RE: 241 Manzano Rd, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 241 Manzano Rd, Madison, TN 37115

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Arrowhead Estates, Section II, of record in Plat Book 5050, Page 83, Register's Office for said County.

Said Lot number 65 fronts 67.03 feet 40.00 - 27.03 on a broken line on the Northerly margin of Manzano Road and extends back 110.47 feet on the easterly line and 115.94 feet on the westerly line to a dead line in the rear measuring 78.66 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated January 30, 2012, recorded 2/2/2012 of record in Instrument # 20120202-0009610, Register's Office for Davidson County, Tennessee.

RE: 241 Manzano Rd, Madison, TN 37115