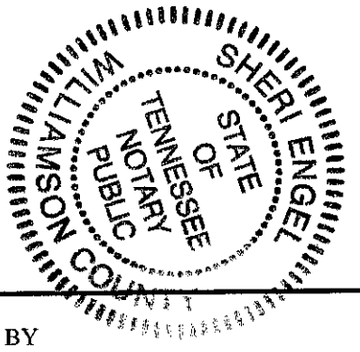


Davidson County DEEDWARRSP
Recvd: 03/07/13 07:52 4 pgs
Fees:23.00 Taxes:245.31
20130307-0022597

Map/Parcel Number(s) 12915A05600CO/

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12544

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater, for this transfer is $66,300.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2013.

Notary Public

My Commission Expires: January 11, 2016

Address of New Property Owner(s):
Scott Smith and Bayley Smith
21 Vaughns Gap Road D-56
Nashville, TN 37205

Send Tax Bills To:
Scott Smith and Bayley Smith
104 Century Oak Drive
Franklin, TN 37069

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 **Scott Smith and Bayley Smith,** Husband and Wife, 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: 21 Vaughns Gap Road D-56, Nashville, TN 37205
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 **Scott Smith and Bayley Smith**, 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 sale price of greater than $79,560.00 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 $79,560.00 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.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage of deed of trust.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed

this 25th day of February, 2013.

Federal National Mortgage Association

By: _____

JENNIFER HAGGERTY

Name:

ASST. VICE PRESIDENT

Title:

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 25 day of February, 2013.

_____
Notary Public

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
07-30-2016

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

RT12544
Property: 21 Vaughns Gap Road D-56, Nashville, TN 37205

EXHIBIT "A"

The following real property situated in the County of Davidson, and State of Tennessee, described as follows:

That certain Condominium Apartment located in Davidson County, Tennessee, being Unit No. 56 of Belle Meade Highlands Condominium created under the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of The Tennessee Code Annotated, as amended, and is established by The Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of The Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated December 3, 2012 and recorded December 5, 2012 in Instrument No. 20121205-0112079, Register's Office for Davidson County, Tennessee.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

