Davidson County	DEEDWARRSP
Recvd: 04/02/13 15:21	5 pgs
Fees:28.00 Taxes:129.50	
20130402-0032559	

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-130300120S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Justin McCrory	SEND TAX BILL TO: Justin McCrory	MAP/PARCEL NUMBERS: 05101002500
(Name) 327 Hedges Blvd	(Name) Same	
(Address) Madison TN 37115	(Address)	
(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 Justin McCrory, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 816 Due W Ave, 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 $42,000.00 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 $42,000.00 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 March 26, 2013, 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
Morris|Hardwick|Schneider as attorney in fact

By: _____

Name: Jennifer Marler Frank

Its: partner

State of Tennessee
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marler Frank who acknowledged to me that she/he is partner (Title of person signing) of Morris, Hardwick, Schneider (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 26 day of March 2013

Notary Public
My Commission Expires: My Commission Expires AUG. 23, 2016

NOTARY PUBLIC ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.

Affiant

Subscribed and sworn to before me this March 26, 2013

Notary Public

My Commission Expires: _____

MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:
JANUARY 24, 2017

TN_REO_FNMASpecialWarrantyDeed.rdw
JMF AH LD 01/17/2010 rev.

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: 816 Due W Ave, Madison, TN 37115

EXHIBIT "A"

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, to wit:

Being the East part of Lot No. 31 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the North margin of Due West Avenue in the corner of Lots No. 31 and 32; thence with the line between said lots Northerly 500 feet to a point; thence Westwardly 101.02 feet to an iron pin at the Northeast corner of part of said lots conveyed to Charles McClearen, et ux, by deed of record in Book 1779, page 247, said Register's Office; thence along McClearen's East line South 27 degrees 15 minutes West 508 feet to the common corner of Lots No. 30 and 31 in the North margin of Due West Avenue; thence with the margin of said Avenue Eastwardly 100.17 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed recorded 6/11/12, Instrument No. 20120611-0050838, in the Register's Office for Davidson County, Tennessee.

RE: 816 Due W Ave, Madison, TN 37115

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15