This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-12718

STATE OF TENNESSEE
COUNTY OFWILLIAMSON
I, or we, hereby 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 $32,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 4th day of April, 2013.

Notary Public
My Commission Expires: 9/27/2015
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130027728 DEEDWARRSP
Recvd: 04/05/13 09:29 2 pgs
Fees:13.00 Taxes:118.40
20130405-0033696

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Janice Jones 8244 Brownstone Extension Cross Plains, TN 37049	NEW OWNER 3456 Greer Road Goodlettsville, TN 37072	00600008500

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Janice Jones, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

The following real property situate in the City of Goodlettsville, County of Davidson, State of Tennessee, to-wit:

Beginning at iron pin on the Southerly margin of Greer Road; thence South 36 degrees 40 minutes East 622.0 feet to an iron pin; thence North 68 degrees 40 minutes West 446 feet to a stake; thence North 21 degrees 14 minutes West 360.39 feet to an iron pin in the Southerly margin of Greer Road; thence North 89 degrees 31 minutes East 155 feet to a point; thence North 83 degrees 37 minutes East 80 feet to the beginning, containing 2.59 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on August 23, 2012, as Instrument Number 20120823-0076069, Register's Office of Davidson County, Tennessee.

Commonly known as: 3456 Greer Road, Goodlettsville, TN 37072

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $38,400.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $38,400.00 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(S). 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 said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 18th day of March, 2013, to be effective the 4th day of April, 2013.

Fannie Mae A/K/A Federal National Mortgage Association by Wilson & Associates P.L.L.C. its duly authorized attorney in fact

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the 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 official seal, at office this 18th day of March, 2013.

MICHELLE LEE SUMMAR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Michelle Lee Summar
Notary Public

My commission expires: 5-23-2016

_____
(Seal)