BILL GARRETT, Davidson County
Trans:T20130032642 DEEDWARRSP
Recvd: 04/22/13 09:17 3 pgs
Fees:18.00 Taxes:314.23
20130422-0039508

Map/Parcel Number(s) 04407001700/

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12490

State of TN
County of Sumner
The actual consideration or value, whichever is greater, for this transfer is $84,927.00

Affiant
Subscribed and sworn to before me, this 18th day of April, 2013.

Notary Public

My Commission Expires: 9/24/15

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Address of New Property Owner(s):
Larry Hunt and Cindy Hunt
53 Jones Circle
Old Hickory, TN 37138

Send Tax Bills To:
Larry Hunt and Cindy Hunt
51 Jones Hunt
Old Hickory, TN 37138

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 **Larry Hunt and Cindy Hunt,** 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: 53 Jones Circle, Old Hickory, TN 37138
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 **Larry Hunt and Cindy Hunt**, 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 $101,912.40 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 $101,912.40 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 27th 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 27 day of Feb, 2013.

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

_____
Notary Public

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

RT12490
Property: 53 Jones Circle, Old Hickory, TN 37138

EXHIBIT "A"

Land situated in the County of Davidson, State of Tennessee, to wit:

Being part of Lot 19 and part of Lot 20 on the Plan of River Vista Subdivision, as of record in Book 1424, Page 118, Register's Office for said County, and described according to a re-survey by Donald R. Carver, Surveyor, dated November 23, 1970, as follows:

Beginning at a point in the Westerly margin of Jones Circle at the common corner of Lots 20 and 21; thence with the line between said lots, Westerly 134 feet to a point; thence North 11 degrees East 256 feet to a point in the Southwesterly margin of a 50-foot street dedicated by an instrument of record in Book 4142, Page 257; thence with the margin of the same, South 48 degrees West 139.4 feet to a point at the beginning of a curve; thence around said curve, Southwesterly ___ feet to a point in the Northwesterly margin of Jones Circle; thence with the margin of the same, Southwesterly 130.1 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated September 6, 2012 and recorded September 12, 2012 in Instrument No. 20120912-0082862, Register's Office for Davidson County, Tennessee.