THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

BILL GARRETT, Davidson County
Trans:T20130041381 DEEDWARRSP
Recvd: 05/17/13 13:14 3 pgs
Fees:18.00 Taxes:155.40
20130517-0050000

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 28th day of March, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Justin Greene,** party of the second part located at 5 Mimosa Ct Anticoh, TN 37013;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Being Unit 5, Building No. 17, on the Plan of Mill Creek Club, Section I, Phase 1, as of record in Plat Book 4860, Page 11, as amended in Book 5050, Page103, and being a horizontal regime established by Master Deed of record in Book 4887, Page 961 and as revised in Book 5000, Page 607 and Book 5101, Page 809, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descrtiption.

Property: 5 MIMOSA CT ANTIOCH TN 37013
Parcel ID No.: 43 00 04 0 000 146.000

The Last recorded Deed was filed of record at Document No 20120822-0075415 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $50,400.0 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 $50,400.00 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.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By Johnson & Freedman, LLC, as
Attorney-in-Fact by POA recorded at
Instrument No. 09130828, Shelby
County, Tennessee Register of Deeds

BY: By Jill Stoumen, Attorney in Fact
Associate

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jill Stoumen of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 28th day of March, 2013

STEPHANIE L BATSON
MY COMMISSION EXPIRES
SEPT. 27, 2015
DEKALB CO., GEORGIA
NOTARY PUBLIC

Notary Public

My Commission Expires: 9-27-2015

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Property: 5 MIMOSA CT ANTIOCH TN 37013
Parcel ID No.: 162 16 0A 079.00
File Number: FNM2012102944TN1

Mail Tax Notices To and Property Owner:

5 Mimosa Ct
Antioch TN 37013
Justin Greear

I, or we, 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 $ 42,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28 day of March

Notary Public

My Commission

STEPHANIE L BATSON
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
SEPT. 27, 2015