BILL GARRETT, Davidson County
Trans:T20130073054 DEEDWARRSP
Recvd: 08/23/13 11:17 3 pgs
Fees:18.00 Taxes:333.33
20130823-0089158

Map/Parcel Number(s) 052050B01300CO/

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12545

State of Tennessee
County of Sumner
The actual consideration or value, whichever is greater, for this transfer is $99,888.00
Affiant
Subscribed and sworn to before me, this 12 day of August, 2013
Notary Public
My Commission Expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Property Owner(s):
Kristy Doherty
548 Rothwood Avenue
Madison, TN 37115

Send Tax Bills To:
Kristy Doherty
869 West Old Hickory Boulevard
Madison, TN 37115

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 **Kristy Doherty,** married, 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: 548 Rothwood Avenue, Madison, TN 37115
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 **Kristy Doherty**, 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 $108,105.60 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 $108,105.60 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 24th day of July, 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 29 day of July, 2013.

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
July 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

RT12545
Property: 548 Rothwood Avenue, Madison, TN 37115

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 10 on the Plan of Pharris Place Subdivision, Phase Three, as shown by plat of record in Instrument Number 20060324-0033840, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLCC, dated November 29, 2012 and recorded December 5, 2012 in Instrument No. 20121205-0112012, Register's Office for Davidson County, Tennessee.