BILL GARRETT, Davidson County
Trans:T20130089205 DEEDWARRSP
Recvd: 10/16/13 14:11 3 pgs
Fees:18.00 Taxes:1609.50
20131016-0108136

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on **26th day of September, 2013**, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **SRK Partnership, a Tennessee General Partnership,** party of the second part located at 1720 Westend Ave, S-530, Nashville, TN 37203 ;

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 TN Counties, State of Tennessee:

Beginning at a point in the easterly margin of Hillsboro Pike at the northwest corner of the property conveyed to John G. Justice and wife, Frances L. Justice by Vaden Lackey, Jr., Trustee, of record in Book 4068, page 904, Register's Office for said County; thence along Justice's northerly line S. 86° E. 500 feet to a point in the westerly line of Edmund D. Milam and wife, thence along Milam's westerly line N. 28° E. 196 feet to a point in the southerly margin of a 30 feet private drive: thence along said margin N. 86° W 500 feet to a point in the easterly margin of said Hillsboro Pike; thence with the margin of same 28° W. 196 feet to the point of beginning.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $522,000.00 FOR A PERIOD OF 3 M ONTH(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 $522,000.00 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.

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

Property: 6232 Hillsboro Pike Nashville TN 37215
Parcel ID No.: 158 02 0 010.00

The Last recorded Deed was filed of record at Instrument No. 20110629-0049556 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.

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: _____

TITLE: By Brian Widener, Attorney in Fact ~~Closing Partner~~

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared By Brian Widener, Attorney in Fact ~~Closing Partner~~ 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 26TH day of September, 2013

_____
Notary Public

My Commission
Expires: March 29, 2016

SHAWNA L. GRAFTON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Expires March 29, 2016

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Property: 6232 Hillsboro Pike Nashville TN 37215
Parcel ID No.: 158 02 0 010.00
File Number: FNM2013051494TN1

Mail Tax Notices To and Property Owner:
SRK Partnership, a Tennessee General Partnership
1720 Westend Ave, S-530
Nashville, TN 37203

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 $435,000.00 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 09/26/13.

Notary Public

My Commission Expires: March 29, 2016

SHAWNA L. GRAFTON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Expires March 29, 2016