BILL GARRETT, Davidson County
Trans:T20130098653 DEEDWARRSP
Recvd: 11/20/13 12:15 3 pgs
Fees:18.00 Taxes:425.50

20131120-0119698

Map/Parcel Number(s) 04213002600/

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12618

NOTARIAL SEAL
STATE OF OHIO

KATHLEEN A. SINGER, Notary Public
State of Ohio
My Commission Expires 5/6/2017

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant
Subscribed and sworn to before me, this 19 day of November, 2013.

Notary Public

My Commission Expires: 5/6/2017

Address of New Property Owner(s):
TVI, Investments
721 Vanoke Drive
Madison, TN 37115

Send Tax Bills To:
TVI, Investments
133 Lake Point Drive
Gallatin, TN 37066

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 **TVI, Investments,** 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: 721 Vanoke Drive, 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 **TVI Investments**, 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 $138,000.00 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 $138,000.00 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 of deed of trust.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 7 day of November, 2013.



Federal National Mortgage Association

By: _____

Cindy Dolezal

Name:

ASS'T 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 Cindy Dolezal, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASS'T 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 7 day of November, 2013.

_____

Notary Public

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

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

RT12618
Property: 721 Vanoke Drive, Madison, TN 37115

EXHIBIT "A"

Situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 39 on the Plan of Hedgewood Hills, Section One, as shown on plat of recorded in Plat Book 2900, Page 135, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot Number 39 fronts 55.27 feet on the Westerly side of Vanoke Drive, as measured around a slight curve, and extends back 222.2 feet in the Northerly line and 363.8 feet on the Southeasterly line to a dead line in the rear on which it measures 379.2 feet.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated March 22, 2013 and recorded March 25, 2013 in Instrument No. 20130325-0029093, Register's Office for Davidson County, Tennessee.