BILL GARRETT, Davidson County
Trans:T20130100932 DEEDWARRSP
Recvd: 12/02/13 11:20 3 pgs
Fees:18.00 Taxes:81.40

20131202-0122336

13-08542

Return to:
Advantage Title Services, LLC
209 John Rice Blvd., Ste. C
Murfreesboro, TN 37129

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Kevin Smith and Nicole Smith
3239 Union Hill Rd
Joelton, TN 37080

Address of new Owner(s) as Follows:
Kevin Smith and Nicole Smith
3239 Union Hill Rd
Joelton, TN 37080

****

PROPERTY ADDRESS:

745 Ringgold Dr, Nashville, TN 37207

****

MAP PARCEL NUMBERS: 059.14-0-090.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Kevin Smith and Nicole Smith ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on 745 Ringgold Dr, Nashville, TN 37207

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $26,400.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principle amount of greater than $26,400.00 for a period of 3 months 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, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst. Vice President on this the 22 day of November, 2013.

Grantor: **Federal National Mortgage Association**

By: _____

Name: **STEPHANIE JACKSON**

Title: **ASST. VICE PRESIDENT**

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938 NONMISSOURI

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, **STEPHANIE JACKSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be **ASST. VICE PRESIDENT** of **Federal National Mortgage Association,** and that Stephanie Jackson, as such asst. vice president executed the foregoing instrument by signing the name of the company by himself/herself as asst. vice president.

Witness my hand and seal at Office in _____, _____, this 22 day of Nov., 2013.

_____
Notary Public

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

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF DALLAS

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $22,000.00.

_____
~~Federal National Mortgage Association Affiant~~

Subscribed and sworn to before me this the 26 day of November, 2013

_____
Notary Public

My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

Situated in Davidson County, State of Tennessee:

Being Lot No. 28 on the Plan of Haynes Manor, Section I, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 28, fronts 59.50 feet on the southeasterly side of Ringgold Drive, and extends back 109.6 feet on the northeasterly line and 152.2 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring a total of 101.0 feet thereon.

BEING the same property conveyed to Oliver W. Coleman and wife, Millie B. Coleman by Warranty Deed dated February 13, 1968, of record in Deed Book 4212, Page 840, in the Register's Office for Davison County, Tennessee. The said Oliver W. Coleman died October 20, 2005 therefore title passes to his wife, Millie B. Coleman in fee simple; and

FURTHER Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated July 31, 2013 and recorded on August 1, 2013 in Instrument # 20130801-0080456 in the Office of the Register of Deeds, Davidson County, Tennessee.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223