This instrument was prepared by ~~an attorney~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11003

STATE OF TENNESSEE
COUNTY OF Sumner

I, or we, hereby 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 $78,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 25 day of November, 2013.

Notary Public
My Commission Expires: 4/20/15
(Seal)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130101633 DEEDWARRSP
Recvd: 12/03/13 16:13 3 pgs
Fees:18.00 Taxes:288.60

20131203-0123317

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth W. Ross and Doris A. Ross 7186 Lama Terra Goodlettsville, TN 37072	NEW OWNER Kenneth Ross 7186 Lama Terra Goodlettsville, TN 37072	025 04 0 012.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Kenneth W. Ross and Doris A. Ross, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

See Attached Legal Description Exhibit A.

Commonly known as: 115 West Cedar Street, Goodlettsville, TN 37072

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $93,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $93,600.00 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(S). THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 25th day of November, 2013, to be effective the 25th day of November, 2013.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 25th day of November, 2013.

_____
Notary Public

My commission expires:

7/3/17
(Seal)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION EXHIBIT A

Being Lot No. 4 on unrecorded map of the John H. Martin property at Goodlettsville, Tenn., described according to a survey made June 3, 1949, by J.R. Scott, Surveyor, as follows:

Beginning at a point in the North margin of West Cedar Street, which point is 200 feet West of the West margin of an unnamed street and is the common corner of Lots 4 and 5; running thence North 5 deg. West 137 feet to a point; thence South 85 1/2 deg. West 100 feet; thence South 5 deg. East 139 feet to a point in the North margin of West Cedar Street; thence Easterly along the margin of said street North 84 1/2 deg. East 100 feet to the point of beginning.

Being part of the same property conveyed to John 11. Martin and wife, Ella Nora Martin, and Walter Smith and wife, Alice W. Smith, by deed of record in Book 1476, Page 306, Register's Office of Davidson County, Tennessee.

AND

Being the West 25 feet of Lot Number 5 on an unrecorded map of the John H. Martin property at Goodlettsville, Tennessee, and being more particularly described according to a survey by Viking Surveying, 503 Long Hollow Pike, Goodlettsville, Tennessee, John B. Bates, Surveyor, Tennessee Number 418, dated September 24, 1976, as follows;

Beginning at a iron bolt on the North margin of West Cedar Street, same being the Southwest corner of Lot Number 5 on J. R. Scott survey dated June 3, 1949; thence with the West line of Lot Number 5 North 5 degrees West 137.0 feet to a iron pin; thence North 85 degrees 30 minutes East 25.0 feet to an iron pin; thence South 5 degrees East severing old Lot Number 5, 136.5 feet to a iron pin on the North margin of West Cedar Street; thence with the North margin of West Cedar Street, South 84 degrees 30 minutes West 25.0 feet to a iron, the point of beginning, containing 0.078 acres, more or less.

Being the same property conveyed to Federal National Mortgage Association by Complaint for Reformation and Declaratory Judgment filed October 11, 2012, in Case No. 12-1467-IV, in the Chancery Court of Davidson County, Tennessee. Order for Default Judgment filed June 21, 2013, as Instrument No. 20130621-0063643, in said Register's Office.