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13-08725

BILL GARRETT, Davidson County
Trans:T20130103547 DEEDWARRSP
Recvd: 12/11/13 10:57 4 pgs
Fees:23.00 Taxes:185.00
20131211-0125484

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:
Charles Williamson
NEW OWNER

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Charles Williamson
1108 SAFETY HARBOR COVE
OLD HICKORY, TN 37138

****

PROPERTY ADDRESS:

117 Neelys Bend Rd, Madison, TN 37115

****

MAP PARCEL NUMBERS: 05104009200 & 05104009300

****

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**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Charles Williamson ("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, 117 Neelys Bend Rd, Madison, TN 37115.

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 $60,000.00 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 $60,000.00 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 A.V.P on this the 2nd day of December, 2013.

Grantor: **Federal National Mortgage Association**

By: _____

Name: Cindy Dolezal

Title: ASS'T VICE PRESIDENT

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Cindy Dolezal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be ASS'T VICE PRESIDENT of **Federal National Mortgage Association,** and that Cindy Dolezal, as such A.V.P, executed the foregoing instrument by signing the name of the company by himself/herself as A.V.P.

Witness my hand and seal at Office in Dallas, Texas, this 2 day of December, 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 $50,000.00.

_____
Federal National Mortgage Association-Affiant

Subscribed and sworn to before me this the _____ day of _____, _____

_____
Notary Public

My Commission Expires: _____

SEE NEXT PAGE

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized _____ on this the _____ day of _____, _____.

Grantor: **Federal National Mortgage Association**

By:_____

Name:_____

Title:_____

STATE OF TEXAS

COUNTY OF DALLAS

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

Witness my hand and seal at Office in _____, _____, this ___ day of _____.

_____
Notary Public

My Commission Expires: _____

****

STATE OF ~~TEXAS~~ TENNESSEE

COUNTY OF ~~DALLAS~~ DAVIDSON

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $50,000.00.

Charles Williamson-Affiant

Subscribed and sworn to before me this the 4th day of December 2013

_____
Notary Public

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

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

Being the West 47 feet of Lot No. 11 and the East 28 feet of Lot No. 12 on the map of the Madison Realty Company's Subdivision, of record in Book 547, Page 164, Register's Office for said county.

Said parts of said lots adjoining and front together 75 feet on the North side of Neely's Bend Road and runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Sam A. Bowman and Virginia Nell Bowman by Warranty Deed dated February 12, 1980, of record in Book 5566, Page 314, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated August 12, 2013, of record as Instrument Number 20130816-0086317, in the Register's Office for Davidson County, Tennessee.

RETURN RECORDED DOCS TO:
~~**US Title**~~
~~**109 Daventry Lane**~~ New case
~~**Louisville, KY**~~ **40223**