13-09094

BILL GARRETT, Davidson County
Trans:T20130103859 DEEDWARRSP
Recvd: 12/12/13 09:51 3 pgs
Fees:18.00 Taxes:72.15
20131212-0125760

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:
Sandra Chaffin and Neil Chaffin
2173 Granny White Ln
Hermitage, TN 37076

Address of New Owner(s) as Follows:
Sandra Chaffin and Neil Chaffin
2173 Granny White Ln
Hermitage, TN 37076

****

PROPERTY ADDRESS:

1908 12th Avenue North, Nashville, TN 37208

****

MAP PARCEL NUMBERS: 081.07-0-368.00

****

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**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Sandra Chaffin and Neil Chaffin, married ("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, 1908 12th Avenue North , Nashville, TN 37208.

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 $23,400.00 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 $23,400.00 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 _____ on this the 26 day of Nov 2013.

Grantor: **Federal National Mortgage Association**

By: _____

Name: CHRISTOPHER IRBY

Title: **ASST. 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, CHRISTOPHER IRBY 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 _____, 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 26 day of November, 2013.

_____
Notary Public

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

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 $19,500.00.

X _____
~~Federal National Mortgage Association Affiant~~
Neil Chaffin

Subscribed and sworn to before me this the 11 day of Dec, 2013

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 5-20-14

EXHIBIT "A"

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows:

Lot 69, Cephas Woodard Subdivision of Lots 5 and 6 Woodard Plan. Said Lot Number 69 fronts 50 feet on the Easterly side of said 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley, as set forth in Plat Book 161, Page 174, recorded April 19, 1906.

Being the same property conveyed to Estate of Willie Ruth Robinson and Unknown heirs of Willie Ruth Robinson by Deed recorded April 5, 1990, at Book 8082, Page 498, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded October 8, 2013, in Instrument Number 20131008-0105705, Register's Office for Davidson County, Tennessee.

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