RECORD AND RETURN TO:
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET
HENDERSONVILLE, TN 37075
615.724.7100

BILL GARRETT, Davidson County
Trans:T20130104990 DEEDWARRSP
Recvd: 12/17/13 12:58 3 pgs
Fees:18.00 Taxes:241.37
20131217-0127372

13-08858

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****
NEW OWNER'S
SENT TAX BILLS TO:
Frank W. Pegram and Kristen Pegram

2037 Wilson Lane, Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

912 Thomas Avenue, Nashville, TN 37216

****

MAP PARCEL NUMBERS: 072.05-0-090.00

****

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**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Frank W. Pegram and Kristen Pegram ("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, 912 Thomas Avenue, Nashville, TN 37216.

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 $78,283.20 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 $78,283.20 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 Cindy Dolezal, AVP on this the 24th day of October, 2013.

Grantor: ~~Federal National Mortgage Association~~

By: _____

Name: ~~Cindy~~ Dolezal

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, Cindy Dolezal 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 Cindy Dolezal, 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 _____, Oct., this 24 day of 2013.

Notary Public

My Commission Expires: _____

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

****

STATE OF ~~TEXAS~~ (JB) Tennessee

COUNTY OF ~~DALLAS~~ (JB) Sumner

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $65,236.00.

~~Federal National Mortgage Association~~ Affiant

Subscribed and sworn to before me this the 31st day of October, 2013

Notary Public

My Commission Expires: 8/23/14

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being Lot Number 2 on the Revision of Part of Casper Zopfi's Land Resubdivision Part of Lots 51 and 52 Plan of Casper Zopfi's as of record in Plat Book 2083 Page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Isidore Leon Paquette and wife, Sallye S. Paquette by Warranty Deed dated April 23, 1958, of record in Deed Book 2746, Page 591, in the Register's Office for Davidson County, Tennessee. The said Isidore Leon Paquette having since died on December 17, 1979 and the said Sallye S. Paquette now being an unmarried woman.

FURTHER BEING the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated September 4, 2013, of record as Instrument Number 20130904-0093397, in the Register's Office for Davidson County, Tennessee.

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