13-09524

BILL GARRETT, Davidson County
Trans:T20140009719 DEEDWARRSP
Recvd: 02/11/14 09:48 3 pgs
Fees:18.00 Taxes:231.25
20140211-0011901

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: New owner
Expert Contractor Inc.
1704 Champions Dr.
Nashville, TN 37211

****

PROPERTY ADDRESS:

2712 Mashburn Rd, Nashville, TN 37210

****

MAP PARCEL NUMBERS: 119.11-0-052.00

****

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, Fannie Mae a/k/a **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 Expert Contractor Inc. ("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, 2712 Mashburn Rd, Nashville, TN 37210.

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 further covenants 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 2014, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee do hereby assume and agree to pay.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $75,001.20 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 $75,001.20 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 Asst Vice Pres. on this the 31 day of January, 2014

Grantor: **Fannie Mae a/k/a Federal National Mortgage Association**

By: _____

Name: Gina Dennis

Title: Assistant 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, Gina Dennis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Assistant Vice President of Fannie Mae a/k/a **Federal National Mortgage Association,** and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as Assistant Vice President

Witness my hand and seal at Office in Dallas, TX, this 31 day of January 2014.

_____
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 $62,501.00.

~~Fannie Mae a/k/a Federal National Mortgage Association~~ Affiant

Subscribed and sworn to before me this the 6th day of February, 2014

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

Tracey Perry
Notary Public

My Commission Expires: 3-3-15

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 29 on Map of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for said County.

Being the same property conveyed to Howard E. Kennedy, Jr., unmarried by Warranty Deed dated and recorded May 13, 1986 in Book 6855, Page 752, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated December 11, 2013 and recorded December 13, 2013 in Instrument Number 20131213-0126452, in the Register's Office for Davidson County, Tennessee.

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