BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140009776 DEEDWARRSP
Recvd: 02/11/14 10:53 3 pgs
Fees:18.00 Taxes:251.97
20140211-0011966

13-09525

This instrument prepared by:

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

SPECIAL WARRANTY DEED

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PROPERTY ADDRESS OF GRANTEE AND
ADDRESS TO SEND TAX BILLS TO:
Chieu K. Tran
3900 Hillsboro Pk
Suite 4
Nashville, TN 37215

****

PROPERTY ADDRESS:

802 Drummond Drive, Nashville, TN 37211

****

MAP PARCEL NUMBERS: 119.12-0-062.00

****

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, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Chieu K. Tran ("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, 802 Drummond Drive, Nashville, TN 37211.

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 2014, 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 $81, 720.00 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 $81,720.00 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 Asst. Vice President on this the 29th day of January, 2014.

Grantor: ~~Federal National~~ Mortgage Association

By: _____

Name: STEPHANIE JACKSON

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, Stephanie Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be STEPHANIE JACKSON of **Federal National Mortgage Association,** and that She, as such ASST. VICE PRESIDENT, executed the foregoing instrument by signing the name of the company by himself/herself as Assr. Vice President.

Witness my hand and seal at Office in Dallas, Texas, this 29 day of January 2014.

_____
Notary Public

My Commission Expires: _____

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

****

STATE OF TEXAS

COUNTY OF DALLAS

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $68,100.00.

X _____
-Affiant

Subscribed and sworn to before me this the 10th day of February, 2014

_____
Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, and being Lot No. 170 on the Map of Battlewood, Section Two, of record in Book 1835, Page 95 and 96, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Gerard Fournier and Nancy Fournier by Warranty Deed dated December 31, 1999, of record in Instrument Number 200001070002313, 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 10, 2013, of record in Instrument Number 20131212-0125904, in the Register's Office for Davidson County, Tennessee.

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