File Box 248

BILL GARRETT, Davidson County
Trans:T20140010994 DEEDWARRSP
Recvd: 02/18/14 08:28 3 pgs
Fees:18.00 Taxes:300.07

20140218-0013352

Map/Parcel Number(s) 14711010500/

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12604

State of TENNESSEE
County of WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $81,100.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2014.

Notary Public

My Commission Expires: 10/5/15

TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Property Owner(s):
Daniel Kennedy and Don Kennedy
501 Northcrest Drive
Nashville, TN 37211

Send Tax Bills To:
Daniel Kennedy and Don Kennedy
609 German Lane
Franklin, TN 37067

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Fannie Mae AKA Federal National Mortgage Association** said grantor does hereby bargain, sell, transfer and convey unto **Daniel Kennedy and Don Kennedy,** _____, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 501 Northcrest Drive, Nashville, TN 37211
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Daniel Kennedy and Don Kennedy**, and his/her/their assigns, forever.

Said **Fannie Mae AKA Federal National Mortgage Association**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Grantee herein shall be prohibited from conveying captioned property for a sale price of greater than $97,320.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $97,320.00 for a period of 3 month(s) 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 of deed of trust.

IN WITNESS WHEREOF, the said **Fannie Mae AKA Federal National Mortgage Association**, has executed this deed this 6 day of February, 2014.

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

Fannie Mae AKA Federal National Mortgage Association

By: _____

STEPHANIE JACKSON

Name:

ASST. VICE PRESIDENT

Title:

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared STEPHANIE JACKSON, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST. VICE PRESIDENT of said **Fannie Mae AKA Federal National Mortgage Association**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 6 day of February, 2014.

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

_____
Notary Public

My Commission expires: _____

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12604
Property: 501 Northcrest Drive, Nashville, TN 37211

EXHIBIT "A"

Situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 450, on the Plan of Whispering Hills, Section 2-C, as shown on plat of record in Plat Book 2663, Page 66 & 67, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot 450 fronts 90.8 feet on the South side of Northcrest Drive and runs back 218.5 feet on the West line and 145 feet on the East line to a dead line in the rear on which it measures 127.4 feet.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated March 14, 2013 and recorded March 15, 2013 in Instrument No. 20130315-0026104, Register's Office for Davidson County, Tennessee.