BILL GARRETT, Davidson County
Trans:T20140013387 DEEDWARRSP
Recvd: 02/26/14 11:30 4 pgs
Fees:23.00 Taxes:151.70
20140226-0016416

13-08290

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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SENT TAX BILLS TO:
William L Baugher
P.O. Box 943
Brentwood, TN 37027

****

PROPERTY ADDRESS:

347 Lanier Dr, Madison, TN 37115

****

MAP PARCEL NUMBERS: 052.02-0-029.00

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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, Ste. 1000, Dallas, TX 75254** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto William L Baugher P.O. Box 943 Brentwood, TN 37027 ("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, 347 Lanier Dr, Madison, TN 37115.

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 $49,200.00 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 $49,200.00 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 officer on this the 18th day of February, 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 ~~HARRIS~~ 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 ASSISTANT VICE PRESIDENT ~~GINA DENNIS~~, as such ASSISTANT VICE PRESIDENT, 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, Texas, this 18 day of February, 2014.

_____
Notary Public

My Commission Expires: _____

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

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STATE OF TEXAS

COUNTY OF DALLAS

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $41,000.00

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

Subscribed and sworn to before me this the 24th day of February, 2014

Notary Public

My Commission Expires: 9/20/17

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows:

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 4 and of Lot No. 5 of Block "F" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 and all of Lot No. 5 adjoin and front together 60 feet on the easterly side of Lanier Drive and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James M. Benedict and wife, Willia M. Benedict by Warranty Deed dated November 1, 1978, of record in Deed Book 5359, Page 549, in the Register's Office for Davidson County, Tennessee; and

Further being the same property conveyed to Substitute Trustee's Deed dated July 3, 2013 and recorded on July 12, 2013 in Instrument No. 20130712-0072217 in the Office of the Register of Deeds, Davidson County, Tennessee.

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