THIS INSTRUMENT PREPARED BY & RETURN TO:
RCO Legal, P.S.
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20th day of February, 2014, by and between **Federal National Mortgage Association** as party of the first part, located at P.O. Box 650043, Dallas, TX 75265-0043 and, **TAYLOR PROPERTIES I, LLC.,** party of the second part located at PO BOX 7215 SPRECKELS, CA 93962;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Shelby, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of McMurray Court, a de minimus planned unit development, of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jerry Lynn Phelps, Jr. by deed from Stephen J. Shelton and wife, Cathy G. Shelton, dated 5/11/05 of record in Instrument No. 200505310061130, Register's Office of Davidson County, Tennessee.

Property: 136 McMurray Cir Nashville TN 37211
Parcel ID No.: 147-16-0 A-036.0000

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $96,000.00 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 $96,000.00 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 OR DEED OF TRUST.

The Last recorded Deed was filed of record at Book _____, Page _____, in the Register's Office of Davidson County, TN. 20131203.0122827

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20140016102 DEEDWARRSP
Recvd: 03/10/14 11:46 3 pgs
Fees:18.00 Taxes:296.00
20140310-0019856

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association
By RCO Legal, PS, as
Attorney-in-Fact by Power of Attorney recorded at Instrument No. 13135947, Shelby County, Tennessee Register of Deeds

BY: _____

TITLE: By Brian Widener, Attorney in Fact
~~Closing Partner~~

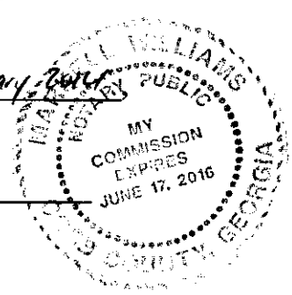
STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared By Brian Widener, Attorney in Fact
Closing Partner of RCO Legal, PS as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf RCO Legal, PS as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 16th day of February, 2016

_____
Notary Public



My Commission
Expires:_____

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Property: 136 McMurray Cir Nashville TN 37211
Parcel ID No.: 147-16-0 A-036.0000
File Number: FNM2013114002TN1

Mail Tax Notices To and Property Owner:
Taylor Properties LLC
P.O. Box 715
Sprekels, CA 95962

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 02/20/14.

_____
Notary Public

My Commission Expires:_____

MARKELL WILLIAMS NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 17, 2016 COBB COUNTY, GEORGIA

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066