BILL GARRETT, Davidson County
Trans:T20140016783 DEEDWARRSP
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Fees:23.00 Taxes:283.70
20140312-0020755

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-140200153A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Ryan Derek Arnett	SEND TAX BILL TO: Ryan Derek Arnett	MAP/PARCEL NUMBERS: 105-16-0-041.00
(Name) 293 Vivelle Ave.	(Name) 293 Vivelle Ave.	
(Address) Nashville, TN 37210	(Address) Nashville, TN 37210	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Ryan Derek Arnett, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1925 Seminole Avenue, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $92,011.20 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 $92,011.20 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. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the Feb 19, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Fannie Mae a/k/a Federal National Mortgage Association by Morris|Hardwick|Schneider as attorney in fact

By: _____
Name: Jennifer Marler Frank
Its: Partner

State of TENNESSEE
County of WILLIAMSON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid JENNIFER MARLER FRANK who acknowledged to me that she/he is PARTNER (Title of person signing) of MORRIS HARDWICK SCHNEIDER (Name of Company), the attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association, and that in its capacity as attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Fannie Mae a/k/a Federal National Mortgage Association and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19TH day of FEBRUARY, 2014.

Melissa Eddy
Notary Public
My Commission Expires: _____

MELISSA EDDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JANUARY 24, 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $76,676.00

Affiant

Subscribed and sworn to before me this 12th day of March, 2014.

Deborah J. Cohen
Notary Public

My Commission Expires: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Being Lot No. 1, Section 2, Russwurm Heights, as of record in Book 2083, page 101, Register's Office for said County.

Said Lot No. 1 front 135.8 feet on the westerly side of Seminole Avenue and runs back 174.3 feet on the northerly line and 214.7 feet on the southerly line to a dead line, measuring 26.1 feet thereon.

Subject to plan of record in Plat Book 2083, page 101; Restrictions of record in Book 2294, page 486; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage in Book 4729 page 222.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded 12/12/2013, Instrument Number 20131212-0125827, in the Register's Office of Davidson County, Tennessee.

RE: 1925 Seminole Avenue, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1925 Seminole Avenue, Nashville, TN 37211