Davidson County DEEDWARRSP
Recvd: 03/28/14 13:41 4 pgs
Fees:23.00 Taxes:902.80
20140328-0025836

**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 24th day of March, 2014, by and **between Fannie Mae A/K/A Federal National Mortgage Association** as party of the first part, located at P.O. Box 650043, Dallas, TX 75265-0043 and, **Kingwood Acquisitions LLC,** party of the second part located at , ;

**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 davidson, State of Tennessee:

Land in Davidson County, Tennessee, BEING Lot No. 52 on the Plan of Harpeth Trace Estates, Phase Three of record in Plat Book 5200, Page 751-753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $292,800.00 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 $292,800.00 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.

Property: 541 Harpeth Trace Dr Nashville TN 37221
Parcel ID No.: 1430-02-A-52.00CO

The Last recorded Deed was filed of record at Instrument No. 201312030122825 in the Register's Office of Davidson County, TN.

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.

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.

**Fannie Mae A/K/A 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 Makishia Anderson, Attorney in F...
Managing Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ma'Kishia Anderson 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 20th day of March, 2014.

HEATHER A. KNUTH NOTARY PUBLIC COBB COUNTY, GEORGIA

_____
Notary Public

My Commission Expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2017

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Property: 541 Harpeth Trace Dr Nashville TN 37221
Parcel ID No.: 1430-02-A-52.00CO
File Number: FNM2013124232TN1

Mail Tax Notices To and Property Owner:
**Kingwood Acquisitions LLC**
1528 Stokley Lane
Old Hickory, TN 37138

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 $244,000.00 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 03/04/14.

Notary Public

HEATHER A. KNUTH NOTARY PUBLIC COBB COUNTY, GEORGIA

Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2017

My Commission Expires:_____

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016