BILL GARRETT, Davidson County
Trans:T20140034420 DEEDWARRSP
Recvd: 05/16/14 14:31 4 pgs
Fees:23.00 Taxes:247.90

20140516-0042406

13-09316

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

New owner &

****

SENT TAX BILLS TO:
Williams R Harwell and Reid Hinesley
88 Elberta Street
Nashville, TN 37210

****

PROPERTY ADDRESS:

88 Elberta St, Nashville, TN 37210

****

MAP PARCEL NUMBERS: 119.06-0-056.00

****

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 AKA Federal National Mortgage Association** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Williams R Harwell and Reid Hinesley ("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, 88 Elberta Street, Nashville, TN 37210.

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 $80,400.00 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 $80,400.00 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.

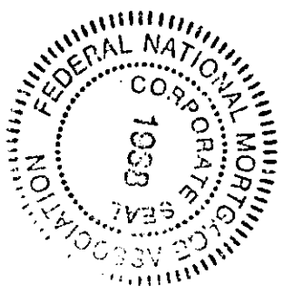
In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized _____, on this the 30 day of April, 2014.

Grantor: **Fannie Mae AKA Federal National Mortgage Association**

By: _____

Name: Gina Dennis

Title: Assistant Vice President



STATE OF TEXAS

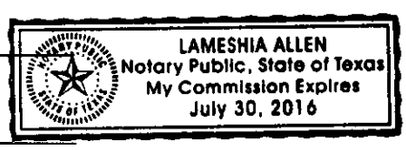
COUNTY OF DALLAS

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 AKA Federal National Mortgage Association,** and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as _____.

Witness my hand and seal at Office in _____, _____, this 30 day of April, 2014.

_____
Notary Public

My Commission Expires: _____



****

STATE OF ~~TEXAS~~ Tennessee

COUNTY OF ~~DALLAS~~ Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $67,000.00.

W. R.

Subscribed and sworn to before me this the 8th day of May, 2014.

Notary Public Sheila A. Walker

My Commission Expires: My comm. expires October 19, 2014

SHEILA A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

First Tract: Beginning on the Northerly margin of Elberta Street, at the Southwest corner of the property conveyed to Martha L. Burns by deed from A.W. Jackson and wife, of record in Book 1561, Page 288, Register's Office for said county; thence with Burns' Westerly line, Northwardly 107 feet, more or less, to the Southerly line of the Nannie P. Miller Estates; thence with same, Westwardly 81 feet; thence Southwardly and parallel with Burns' Westerly line, 107 feet, more or less, to the Northerly margin of Elberta Street; thence with same, Eastwardly 81 feet to the beginning.

Second Tract: Being part of a strip of land marked "Reserved" on the map of Sterling Heights, Section Two, as of record in Book 1424, Page 104, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of the property conveyed to J.L. Pyburn and wife, by deed from Leroy Preston and wife, of record Book 1974, Page 46, said Register's Office; thence with Pyburn's Easterly line, Northwardly 42 feet, more or less, to the Southerly line of Lot No. 17; thence with the Southerly line of Lots Nos. 17 & 18, Eastwardly 81.18 feet; thence South 1 degree 58'West 42 feet; thence South 89 degrees 33'West 81.12 feet to the beginning.

BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated October 8, 2013, of record in Instrument Number 20131014-0107203, in the Register's Office of Davidson County, Tennessee.

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