Davidson County DEEDWARR
Recvd: 06/12/14 14:30 6 pgs
Fees:33.00 Taxes:629.00
20140612-0051454

Commitment Number: 3261611
Seller's Loan Number: 1700820690

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
VAHID NAMVAR, 4401 SCENIC DR NASHVILLE TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
131 08 0 070.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6-4, 2014, by and between **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, and party of the first part, for $170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **VAHID NAMVAR**, hereinafter grantee, party of the second part, whose tax mailing address is **4401 SCENIC DR NASHVILLE TN 37204**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents), 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 described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **4401 SCENIC DR NASHVILLE TN 37204.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **20130408-0034254**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $204,000.00 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 $204,000.00 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.

Executed by the undersigned on 6-4, 2014:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: _____

Name: Cherri Springer

Title: AVP

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 4 day of June, 2014, by Cherri Springer AVP **of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Christina Michelle McCartney

NOTARY PUBLIC Christina Michelle McCartney
My Commission Expires 4/7/2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

~~Maximum principal indebtedness for Tennessee recording tax purposes is _____.~~ $0
~~(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)~~

State of PA
County of Allegheny

I, or we, hereby 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 $ 170 000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4 day of June, 2014.

Affiant

Tobi McCoy
Print Name

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(Seal)

Notary Public

My commission expires:
4/7/2015

Christina Michelle McCartney
Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESEE, DESCRIBED AS FOLLOWS: DESCRIBED LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS A TRACT OF 0.766 ACRES ON THE BOUNDARY SURVEY OF A PART OF LOT 7, ZENDIA PLACE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE JUNE 11, 1948, BY JAMES A. HAMILTON, JR., SURVEYOR, AS FOLLOWS: BEGINNING AT AN IRON PIN, THE SOUTHWEST INTERSECTION OF SCENIC DRIVE AND GLENDALE LANE; THENCE ALONG THE MARGIN OF SAID DRIVE, SOUTH 5 DEGREES, WEST 229.9 FEET TO AN IRON PIN AND CONTINUING WITH MARGIN OF SAID DRIVE, SOUTH 26 DEGREES, 30 MINUTES WEST 190.3 FEET TO AN IRON PIN, THENCE LEAVING SAID DRIVE, NORTH 80 DEGREES, 24 MINUTES WEST 29.4 FEET TO A POINT IN THE CENTER OF A CREEK OR DRAIN, NORTHEAST OF A LARGE HACKBERRY, SAID POINT BEING OPPOSITE AN IRON PIN ON THE EAST MARGIN OF SAID CREEK OR DRAIN; WHICH IRON PIN SOUTH OF A LARGE HACKBERRY; THENCE WITH THE CENTER OF SAID CREEK AND DOWN THE SAME, NORTH 2 DEGREES 12 MINUTES EAST 243.3 FEET TO A POINT AND CONTINUING DOWN SAID CREEK, NORTH 13 DEGREES 15 MINUTES EAST 165.8 FEET TO THE SOUTH MARGIN OF GLENDALE LANE OPPOSITE AN IRON PIN; THENCE WITH THE MARGIN OF SAID LANE, SOUTH 85 DEGREES 15 MINUTES EAST 72.7 FEET TO THE BEGINNING, CONTAINING 0.766 ACRES, MORE OR LESS. Being the same property as conveyed from SHAPIRO & KIRSCH, LLP, SUBSTITUTE TRUSTEE to FEDERAL NATIONAL MORTGAGE ASSOCIATION , as described in INSTRUMENT NO. 20130408-0034254 , Dated 3/28/2013 , Recorded 4/8/2013 in Davidson County Records.

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES