14-10242

Davidson County DEEDWARRSP
Recvd: 06/13/14 09:09 5 pgs
Fees:28.00 Taxes:185.00
20140613-0051670

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Howard J. Luartes
627 Shenandoah Drive
Brentwood TN 37027

NEW OWNER
Howard J. Luartes
627 Shenandoah Dr.
Brentwood TN 37027

****

PROPERTY ADDRESS:

2625 Combs Dr, Nashville, TN 37207

****

MAP PARCEL NUMBERS: 060.13-0-077.00

****

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 14221 Dallas Parkway Ste. 1000 Dallas, TX 75254** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Howard J. Luartes ("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, 2625 Combs Dr, Nashville, TN 37207.

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 $60,000.00 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 $60,000.00 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 19 day of May, 2014.

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

By: _____

Name: Diane E. Sanders

Title: ASST VICE PRESIDENT

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Diane E. Sanders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be ASST VICE PRESIDENT of **Fannie Mae AKA Federal National Mortgage Association,** and that ASST VICE PRESIDENT, as such ASST VICE PRESIDENT, executed the foregoing instrument by signing the name of the company by himself/herself as ASST VICE PRESIDENT.

Witness my hand and seal at Office in _____, _____, this 19 day of May, 2014.

_____
Notary Public

My Commission Expires: _____

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
July 30, 2016

****

STATE OF Tennessee

COUNTY OF Williamson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this the 6th day of June, 2014

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 67 on the Plan of Trinity Hills Village, Section Once, Second Addition as of record in Book 4175, Page 79, Register's Office for said County. Said Lot Number 67 fronts 60.0 feet on the Northerly margin of Combs Drive and extends back between parallel lines 126.0 feet to a line in the rear measuring 60.0 feet thereon, being a part of the property conveyed to Trinity Hills Village, Inc. by Deed From J.B. Downey and Sons, Inc. of record in Book 4321, Page 191, said Register's Office.

Being the same property conveyed to Jesse Buchanan and wife, Carrie Buchanan by Warranty Deed recorded February 26, 1971, at Book 4482, Page 468, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated March 20, 2014 and of record as Instrument No. 20140324-0023863 in the Office of the Davidson County Register.

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

True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

