BILL GARRETT, Davidson County
Trans:T20140044861 DEEDWARRSP
Recvd: 06/24/14 16:08 3 pgs
Fees:18.00 Taxes:207.20
20140624-0055285

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 9th day of June, 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, **Kenneth G. Sliger,** 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. 10, on the plan of Due West Valley Acres, not of record, described by survey of H.R. Swann, Jr. as follows:
Beginning on the northerly side of Due West Avenue at the common corner of Lots 9 and 10, being 1,555.97 feet east of the easterly margin of Dickerson Road; thence with said Avenue easterly 100 feet to the corner of Lots 10 and 11; thence with the line between said Lots northerly 563.40 feet; thence westerly 100 feet to the corner of Lots 9 and 10; thence with line between said lots 550.44 feet to the beginning.
Being the same property conveyed to Vickie D. Gotto, unmarried, by deed from Margaret C. Cole, unmarried as in Instrument No. 20070720-0086733, said Register's Office for Davidson County, Tennessee.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $67,200.00 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 $67,200.00 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: 1026 Due West Ave N Madison TN 37115
Parcel ID No.: 051.01-0-004.00

The Last recorded Deed was filed of record at Instrument No. 201404160031740 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 **Fannie Mae A/K/A 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 Brian Widener, Attorney in Fact~~ Closing Partner

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~By Brian Widener, Attorney in Fact~~ Closing Partner of RCO Legal, PS as Attorney-in-Fact for **Fannie Mae A/K/A 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 **Fannie Mae A/K/A 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 5th day of June 2014,

_____
Notary Public

My Commission
Expires:_____

MARKELL WILLIAMS NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 17, 2016

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Property: 1026 Due West Ave N Madison TN 37115
Parcel ID No.: 051.01-0-004.00
File Number: FNM2014040521TN1

Mail Tax Notices To and Property Owner:
Kenneth G. Sliger
1026 Due West Ave N.
Madison, TN 37115

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 $56,000.00 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 06/09/14.

Notary Public

My Commission Expires:_____

MARKELL WILLIAMS
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 17, 2016
COBB COUNTY, GEORGIA

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066