BILL GARRETT, Davidson County
Trans:T20140049373 DEEDWARRSP
Recvd: 07/10/14 14:42 4 pgs
Fees:23.00 Taxes:185.00

20140710-0060929

13-09310

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:
Douglas R Matthews

4088 Fairmeade Drive
Nashville, TN 37218

****

owner &
PROPERTY ADDRESS:

4088 Fairmeade Drive, Nashville, TN 37218

****

MAP PARCEL NUMBERS: 059.09-0-150.00

****

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 of 14221 Dallas Parkway, Ste. 1000, Dallas, TX 75254** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Douglas R Matthews ("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, 4088 Fairmeade Drive, Nashville, TN 37218.

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 Asst Vice Pres. on this the 23rd day of June, 2014.

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

By: _____

Name: Cindy Dolezal

Title: Asst. Vice President

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

STATE OF TEXAS

COUNTY OF DALLAS

Before me, Cindy Dolezal, a Notary Public in and for said County and State aforesaid, personally appeared, _____ 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 Cindy Dolezal, as such ASST VICE PRESIDENT, executed the foregoing instrument by signing the name of the company by himself/herself as _____.

Witness my hand and seal at Office in _____, _____, this 23 day of June, 2014.

_____
Notary Public

My Commission Expires: _____

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

****

STATE OF TN

COUNTY OF Davidson

VALUATION AFFIDAVIT

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

Douglas R Matthews - Affiant

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

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

EXHIBIT "A"

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Haynes Estates, Section VI, as of record in Book 4300, Page 87, said Register's Office, to which reference is hereby made for a more complete description.

Said Lot No. 268 fronts 112 feet on the southerly side of Fairmeade Drive and runs back between lines 87.77 feet on the easterly side and 126.96 feet on the westerly side, to a line at the rear on which it measures 92.74 feet thereon.

This conveyance is subject to any and all existing restrictions and easements of record.

BEING the same property conveyed to Bass W. Easley and wife, Vera O. Easley by Warranty Deed dated August 18, 1971, of record in Deed Book 4531, Page 308, in the Office of the Davidson County Register of Deeds.

FURTHER BEING the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated October 31, 2013, of record in Instrument Number 20131101-0113852, in the Office of the Davidson County Register of Deeds.

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