13-09338

BILL GARRETT, Davidson County
Trans:T20140057902 DEEDWARRSP
Recvd: 08/07/14 13:03 4 pgs
Fees:23.00 Taxes:558.70
20140807-0071246

This instrument prepared by:

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

SPECIAL WARRANTY DEED

owner 8

****

SENT TAX BILLS TO:
MP Enterprises LLC

902 Neuhoff Ln
Nashville, TN 37205

****

PROPERTY ADDRESS:

902 Neuhoff Ln, Nashville, TN 37205

****

MAP PARCEL NUMBERS: 129.15-0-011.00

****

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 MP Enterprises LLC ("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, 902 Neuhoff Ln, Nashville, TN 37205.

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 $181,200.00 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 $181,200.00 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 _____ day of _____, 2014.

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

By: _____

Name: FERRY ASKARI

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, FERRY ASKARI 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 FERRY ASKARI, 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 _____, July, this 10 day of 2014.

DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires
August 28, 2016

_____ Notary Public

My Commission Expires: _____

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STATE OF TN

COUNTY OF Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $151,000.00.

MP Enterprises LLC - Affiant

Subscribed and sworn to before me this the 21 day of July, 2014

Notary Public

My Commission Expires: 6/28/17

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 245 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12, 13, & 14, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Lou Dysinger by Quitclaim deed recorded August 3, 2004, as Instrument No. 2004083-0093001, Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded November 12, 2013, as Instrument No. 20131112-0116955, Register's Office for Davidson County, Tennessee.

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