14-10366

BILL GARRETT, Davidson County
Trans:T20140062928 DEEDWARRSP
Recvd: 08/25/14 14:28 4 pgs
Fees:23.00 Taxes:677.10
20140825-0077437

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:
SUNTRUST MORTGAGE, INC.
901 SEMMES AVE.
RICHMOND, VA 23224

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Sarah Elizabeth Williams, Derek Justin Williams and Deborah Holt
1711 RUSSELL ST.
NASHVILLE, TN 37206

****

PROPERTY ADDRESS:

1718 Ordway Pl, Nashville, TN 37206

****

MAP PARCEL NUMBERS: 083.10-0-232.00

****

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), 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 has this day bargained and sold, and does hereby transfer and convey unto Sarah Elizabeth Williams, Derek Justin Williams and Deborah Holt ("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, 1718 Ordway Pl, Nashville, TN 37206.

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 $219,600.00 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 $219,600.00 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 17 day of July, 2014.

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

By: _____

Name: Gina Dennis

Title: Assistant Vice President



STATE OF TEXAS

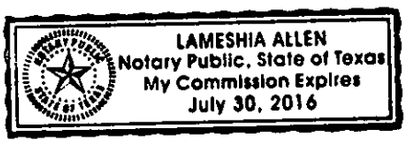
COUNTY OF DALLAS

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

Witness my hand and seal at Office in _____, July, this 17 day of 2014.

_____
Notary Public

My Commission Expires: _____



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STATE OF Tennessee

COUNTY OF Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $183,000.00.

Sarah Elizabeth Williams– Affiant

Derek Justin Williams – Affiant

Deborah Holt by and thru her agent and attorney in fact

Deborah Holt – Affiant

Subscribed and sworn to before me this the 12TH day of AUGUST, 2014

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Batson and Williams' Subdivision, of record in Book 1424, Page 30, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the Southerly side of Ordway Place and runs back between parallel lines 188.8 feet to a dead line.

Being the same property conveyed to Robert Bratcher and Frances P. Neeley, husband and wife, by Corrective Quitclaim Deed recorded March 19, 2008, as Instrument No. 20080319-0027677, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed recorded April 10, 2014, as Instrument No. 20140410-0030039, in the Register's Office for Davidson County, Tennessee.

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