BILL GARRETT, Davidson County
Trans:T20140064088 DEEDWARRSP
Recvd: 08/28/14 15:01 4 pgs
Fees:23.00 Taxes:255.30
20140828-0078854

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20th day of August, 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, **DWIGHT SESLER and wife, FAYE SESLER,** party of the second part located at 1205 S. Dickerson Road, Goodlettsville, TN 37072;

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 ; State of Tennessee:

Land in Davidson County, Tennessee, being portion of the Northerly part of Lot 5 on the Map of Eppy Cunningham Lands of record in Book 58, Page 56, Register's Office for said County, and more particularly described according to a survey by Hickerson and Johnson Engineers, Job No. HJ 110-62, on a survey dated August 20, 1962, and revised October 10, 1962, as follows:

Beginning at a point in the centerline of Dickerson Pike at at the common corners of Lots 4 and 5; thence North 1 degree 30 minutes East 950 feet to a fence post; thence South 84 degrees 30 minutes West 100.75 feet to an iron pin and common corner with the J.E. Johnson Tract; thence with the line between the Johnson tract and the Widerhold tract, South 1 degree 27 minutes West 1017 feet to the centerline of said highway; thence following the centerline of said highway North 52 degrees 30 minutes East 127.5 feet to the point of beginning.

Being all of the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated January 28, 2014, and filed of record at Instrument Number 20140204-0009713, in the Register's Office of Davidson County, Tennessee.

The last recorded Deed was filed of record at Instrument Number 20140204-0009713 in the Register's Office of Davidson County, Tennessee.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $82,800.00 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 $82,800.00 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: 1205 SDickerson Road Goodlettsville TN 37072
Parcel ID No.: 033-00-0-038.00

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: _____
By Amy Roebuck, Attorney in Fact
TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amy Roebuck 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 20th day of August, 2015

_____
Notary Public

My Commission
Expires: _____

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

****

Property: 1205 SDickerson Road Goodlettsville TN 37072
Parcel ID No.: 033-00-0-038.00
File Number: FNM2014080867TN1

Mail Tax Notices To and Property Owner:
Dwight Sesler and Faye Sesler
118 Lake Harbor Drive
Hendersonville, TN 37075

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 $69,000.00 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 8/20/14.

Notary Public

My Commission Expires:_____

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016