BILL GARRETT, Davidson County
Trans:T20140067058 DEEDWARRSP
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Fees:23.00 Taxes:370.00

20140909-0082471

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-140800649S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Bradley J. Hoy and Mary Jane Hoy	SEND TAX BILL TO: Bradley J. Hoy and Mary Jane Hoy	MAP/PARCEL NUMBERS: 065090063.00
(Name) 3180 South Rutland Rd	(Name) 3180 South Rutland Rd	
(Address) Mt. Juliet, TN 37122	(Address) Mt. Juliet, TN 37122	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Bradley J. Hoy and Mary Jane Hoy, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 4845 Whittier Dr, Old Hickory, TN, 37138, in Davidson County, Tennessee, described in Exhibit A attached hereto.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $120,000.00 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 $120,000.00 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. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 8/26/2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Fannie Mae a/k/a Federal National Mortgage Association by Morris|Hardwick|Schneider as attorney in fact

By: _____
Name: Jennifer Marler Frank
Its: Partner

State of TN
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marler Frank who acknowledged to me that she/he is Partner (Title of person signing) of Morris Hardwick Schneider (Name of Company), the attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043, and that in its capacity as attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 26 day of August 2014

_____
Notary Public
My Commission Expires: 6/17/17

ANGELA HOWARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 100,000

_____
Affiant

Subscribed and sworn to before me this 8/26/2014

_____
Notary Public
My Commission Expires: 7/3/2017

Julie Hamilton Notary Public State of Tennessee Davidson County

EXHIBIT "A"

Land situated in the County of Davidson in the State of TN

Being Lot No. 97 on the Plan of Sherwood Forest, Section 3, of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed recorded 01/23/2014, Instrusment Number 20140123-0006569, in the Register's Office of Davdison County, Tennessee.

RE: 4845 Whittier Dr. Old Hickory, TN 37138

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 4845 Whittier Dr, Old Hickory, TN 37138