This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-14903

BILL GARRETT, Davidson County
Trans:T20140067410 DEEDWARR
Recvd: 09/10/14 11:47 2 pgs
Fees:13.00 Taxes:196.10
20140910-0082897

STATE OF Tennessee)
COUNTY OF Sumner)
I, or we, hereby 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 $53,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edie Sutherland
Grantee or Agent of Grantee

Subscribed and sworn to before me this 8th day of September, 2014.

Linda C. Osborne
Notary Public
My Commission Expires: 10/24/17
(Seal)

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Michele Burks 112 Stillwater Trail Hendersonville, TN 37075	NEW OWNER 112 Stillwater Trail Hendersonville, TN 37075	024 00 0 180.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association, whose address is P.O. Box 650043, Dallas, TX 75265-0043, organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20131217-0127478, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Michele Burks, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Beginning at the intersection of the Northerly right-of-way (25 feet from the centerline) of Campbell Road with the Easterly boundary line of property owned by Leslie B. Kiber, et ux., of record in Deed Book 5448, Page 119, in the Register's Office for Davidson County, Tennessee, said intersection being Easterly approximately 0.3 mile from Brick Church Pike, and being the Southwest corner of the herein-described tract; thence, leaving said right-of-way with said Easterly boundary line as follows: North 08 degrees 12 minutes 32 seconds East 381.28 feet, North 09 degrees 22 minutes 52 seconds West 148.80 feet, North 84 degrees 52 minutes 13 seconds East 307.45 feet, North 71 degrees 22 minutes 59 seconds East 210.45 feet; thence, severing the property of Donna Allyson Shell and Joseph Duke Sutherland, Trustees, of record in Deed Book 6012, Page 886, in said Register's Office, as follows South 05 degrees 51 minutes 05 seconds East 517.20 feet, North 77 degrees 39 minutes 00 seconds West 489.80 feet, South 00 degrees 05 minutes 24 seconds West 243.40 feet to a point intercepting a curve in said right-of-way concave to the North and having a radius of 651.80 feet; thence with said curve and right-of-way, Westerly an arc distance of 115.10 feet through a central angle of 10 degrees 07 minutes 05 seconds to the beginning containing 5.20 acres.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on March 6, 2014, as Instrument No. 20140306-0018814, Register's Office for Davidson County, Tennessee.

Commonly known as: 1722 Campbell Road, Goodlettsville, TN 37072

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $63,600.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $63,600.00 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(S). THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 3rd day of September, 2014, to be effective the 5th day of September, 2014.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 3rd day of August, 2014.

_____
Notary Public

My commission expires:
7-3-17
(Seal)

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY