BILL GARRETT, Davidson County
Trans:T20150001622 DEEDWARRSP
Recvd: 01/08/15 08:45 4 pgs
Fees:23.00 Taxes:222.37
20150108-0001915

14-11567

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:
Dennis Birdwell
2545 Tinnin Rd.
Goodlettsville, TN 37072
ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Dennis Birdwell
2545 Tinnin Rd.
Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

2545 Tinnin Road, Goodlettsville, TN 37072

****

MAP PARCEL NUMBERS: 00300003000

****

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 Dennis Birdwell ("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, 2545 Tinnin Road, Goodlettsville, TN 37072.

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 $72,120.00 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 $72,120.00 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 16 day of December, 2014.

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

By: _____

Name: Diane E. Sanders

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, Diane E. Sanders 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 ASST VICE PRESIDENT, 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 DALLAS, TEXAS, this 16 day of Dec 2014.

_____
Notary Public

My Commission Expires: _____

CHRISTINA C. THOMASON
Notary Public, State of Texas
My Commission Expires
September 04, 2017

****

STATE OF TN

COUNTY OF Sumner

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $60,100.00.

Dennis Birdwell

Dennis Birdwell - Affiant

Subscribed and sworn to before me this the 30th day of Dec., 2014

Notary Public

My Commission Expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

Lot 1 of the Herbert D. Jacobs Property as shown on plat of record in Book 8250, Page 056 in the Register's Office of Davidson County, Tennessee, to which said Office is referenced for a more particular description.

Legal description has been reformed pursuant to an order Granting Motion for Default Judgment recorded in the Davidson County Chancery Court on July 28, 2014.

BEING the same property conveyed to Thomas C. Hollis and Tiffany Hollis by Warranty Deed recorded July 14, 2010, as Instrument Number 20100714-0055214, in the Register's Office of Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded October 22, 2014, as Instrument Number 20141022-0097475, in the Register's Office of Davidson County, Tennessee.

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