BILL GARRETT, Davidson County
Trans:T20150013399 DEEDWARRSP
Recvd: 02/24/15 12:46 4 pgs
Fees:23.00 Taxes:555.00
20150224-0015789

14-10892

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:
Freedom Properties LLC

2000 Mallory Ln. Ste. 130-140
Franklin, TN 37067

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Freedom Properties LLC

2000 MALLORY LN,
SUITE 130-140
FRANKLIN, TN 37067

****

PROPERTY ADDRESS:

5014 Lewisdale Court, Nashville, TN 37211

****

MAP PARCEL NUMBERS: 147.15-0-087.00

****

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 Freedom Properties LLC ("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, 5014 Lewisdale Court, Nashville, TN 37211.

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 2015, 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 $180,000.00 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 $180,000.00 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 29 day of December, 2014.

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

By: _____

Name: Gina Dennis

Title: Assistant 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, 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 _____, Dec, this 29 day of 2014.

_____
Notary Public

My Commission Expires: _____

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
July 30, 2016

****

STATE OF TN

COUNTY OF Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Doug E. Bell Member

Freedom Properties LLC - Affiant

Subscribed and sworn to before me this the 6th day of February, 2014

Notary Public

My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 527 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph A. Dawson and Ann F. Dawson by Deed dated May 28, 1968 and of record in Book 3766, Page 397 in the Office of the Davidson County Register.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated June 16, 2014 and of record as Instrument No. 20140626-0055808 in the Office of the Davidson County Register of Deeds.

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