BILL GARRETT, Davidson County
Trans:T20150016758 DEEDWARRSP
Recvd: 03/09/15 11:19 4 pgs
Fees:23.00 Taxes:454.73
20150309-0019843

14-11613

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:
Thomas A Stueck and
Carol Leann Morello
1407 Turner St
Old Hickory, TN 37138

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Thomas A Stueck
Carol Leann Morello
1407 Turner St
Old Hickory, TN 37138

****

PROPERTY ADDRESS:

1407 Turner St, Old Hickory, TN 37138

****

MAP PARCEL NUMBERS: 053.03-0-418.00

****

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 Thomas A Stueck and Carol Leann Morello ("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, 1407 Turner St, Old Hickory, TN 37138.

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 $147,480.00 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 $147,480.00 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 24 day of Feb, 2015.

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

By: _____

Name: Joshua Smallwood

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, Joshua Smallwood 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 _____, 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 _____, Feb., this 24 day of 2015.

_____
Notary Public

My Commission Expires: _____

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

STATE OF TN

COUNTY OF Wilson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $122,000.00

Thomas A Stueck- Affiant

Carol Jeann Morello – Affiant

Subscribed and sworn to before me this the 27th day of Feb. 2015

James A. Farley

Notary Public

My Commission Expires: 5-24-16

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

EXHIBIT "A"

The following described tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 of Section "B", on the plan of E.I. duPont de Nemours and Company's Subdivision, of record in Book 1424, page 67, Register's Office for Davidson County.

Said Lot No. 131 fronts 55 feet on the easterly side of Turner Street and extends back 81.5 feet on the northerly line 103.7 feet on the southerly line, to a dead line, measuring 60.5 feet thereon.

Being the same property conveyed to Frances P. Ferguson and Marjorie M. Campbell by deed from Elmer H. Newsom and wife, Flora M. Newsom by deed of record in Book 4150, Page 622, Register's Office for Davidson County, Tennessee.

Being the same lot or parcel of ground which by Deed Dated June 19, 2003 and Recorded among the Land Records of Davidson County in Instrument #20030624-0086996, was granted and conveyed by Roger K. Smith, Trustee, his successors and assigns unto Frances P. Ferguson and Marjorie M. Campbell a joint tenancy with right of survivorship and not as tenants-in-common ownership.

FURTHER BEING the same property conveyed to Sun West Mortgage Company, Inc. by Substitute Trustee's Deed dated October 27, 2013 and of record in Instrument Number 20141030-0100106, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fannie Mae a/k/a Federal National Mortgage Association by Deed dated November 11, 2014 and of record as Instrument No. 20141121-0107379 in the Office of the Davidson County Register.

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