14-10971

BILL GARRETT, Davidson County
Trans:T20150022477 DEEDWARRSP
Recvd: 03/27/15 10:15 4 pgs
Fees:23.00 Taxes:323.75
20150327-0026506

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:
Village Builders, LLC
3108 Richmond Hill Drive
Nashville, TN 37207

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Village Builders, LLC
3108 Richmond Hill Drive
Nashville, TN 37207

****

PROPERTY ADDRESS:

3108 Richmond Hill Drive, Nashville, TN 37207

****

MAP PARCEL NUMBERS: 060.02-0-043.00

****

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 Village Builders, 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, 3108 Richmond Hill Drive, Nashville, TN 37207.

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 $105,000.00 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 $105,000.00 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 10 day of March, 2015.

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

By: _____

Name: Diane E. Sanders

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, 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 Assistant Vice President of **Fannie Mae AKA Federal National Mortgage Association**, and that _____, as such Assistant Vice President, executed the foregoing instrument by signing the name of the company by himself/herself as Assistant Vice President.

Witness my hand and seal at Office in _____, Mar, this 10 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 DAVIDSON

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $87,500.00.

Village Builders, LLC - Affiant

Subscribed and sworn to before me this the 18th day of MARCH, 2015

Notary Public

My Commission Expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

BEING Lot No. 21 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Page 119 and 120, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Federal National Mortgage Association, by Trustee's Deed from Wilson & Associates, PLLC, dated June 26, 2014, and of record in Instrument No. 20140701-0057397, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3108 Richmond Hill Drive, Nashville, Tennessee 37207.