BILL GARRETT, Davidson County
Trans:T20150029844 DEEDWARRSP
Recvd: 04/21/15 08:31 2 pgs
Fees:13.00 Taxes:359.64
20150421-0035247

File Box 243

SPECIAL WARRANTY DEED

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $116,640.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $116,640.00 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. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.**

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Daniel Kennedy, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

BEING Lot No. 933 on the Map of Hermitage Hills Subdivision, Section Eight, as of record in Book 3600, Page 24, Register's Office for said County.

Said Lot No. 933 fronts 93 feet on the Westerly margin of Bonnafield Drive and extends back 140.0 feet on the Southerly line and 154.35 feet on the Northerly line to a dead line in the rear, on which it measures 77.99 feet.

Being the same property conveyed to Donald A. Knight and wife Carolyn W. Knight by deed of record in Book 7995, Page 672, Register's Office for said County.

Carolyn Knight and Carolyn W. Knight being one in the same person.

Power of Attorney of record in Instrument 20051102-0132406, said Register's Office.

This legal description is identical with that in Deed of Trust recorded in BK: 7995 PG: 672 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20051102-0132407, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Fannie Mae A/K/A Federal National Mortgage Association
By: Shapiro & Kirsch, LLP n/k/a Shapiro & Ingle, LLP the Attorney in Fact
BY: _____
Colleen K. Sheridan
Title: Authorized Signatory

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Colleen K. Sheridan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be an authorized signatory of SHAPIRO & INGLE, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that he/she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & INGLE, LLP, as Attorney-in-Fact, and who acknowledged that he/she executed the same as the free act and deed of SHAPIRO & INGLE, LLP, as the free act and deed of Federal National Mortgage Association.

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

WITNESS my hand and Official Seal at Office this 16 day of April 2015.

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018

Notary Public

My commission expires: Mar 26, 2018

STATE OF North Carolina
COUNTY OF Mecklenburg

I 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 $97,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 16 day of April, 2015.

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
Commission Expires March 26, 2018

Notary Public

My commission expires: Mar. 26, 2018
Property Address: 190 Bonnafield Drive, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Daniel Kennedy
401 Tinnan Avenue
Franklin, TN 37067

S&I File # 13-050309

Map & Parcel - 075 05 0 085.00

THIS INSTRUMENT PREPARED BY:
Christy Smith
Shapiro & Ingle, LLP
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Charlotte, NC 28216
(704)333-8107