14-11766

BILL GARRETT, Davidson County
Trans:T20150071749 DEEDWARRSP
Recvd: 08/25/15 08:50 4 pgs
Fees:23.00 Taxes:190.55
20150825-0085565

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

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SENT TAX BILLS TO:
Michael Bartholomew
3333 Hospital Ln
Nashville, TN 37218

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Michael Bartholomew
3333 Hospital Ln
Nashville, TN 37218

****

PROPERTY ADDRESS:

3333 Hospital Ln, Nashville, TN 37218

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MAP PARCEL NUMBERS: 080.07-0-071.00

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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 Michael Bartholomew ("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, 3333 Hospital Ln, Nashville, TN 37218.

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 $61,800.00 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 $61,800.00 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 Attorney in Fact on this the 4th day of August, 2015.

GRANTOR(S)

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title as Attorney in Fact pursuant to Power of Attorney of record in Instrument Number 20150825-0085564, Deed Book ——, Page —— in the Office of the Davidson County Register of Deeds.

By: Jennifer L. Pennell

Title: Attorney

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Jennifer L. Pennell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be Attorney of MF Title of Kentucky, Inc., d/b/a MF Title, d/b/a US TITLE, as Attorney in Fact for FANNIE MAE a/k/a Federal National Mortgage Association and that she, as such, executed the foregoing instrument by signing the name of the company by himself/herself as attorney.

Witness my hand and seal at Office in Jefferson County, Kentucky, this 4 day of August, 2015.

LAVONDA BOYD NOTARY PUBLIC My Commission Expires 02-23-2019 STATE AT LARGE, KENTUCKY

Notary Public

My Commission Expires: 2/23/19

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STATE OF TN

COUNTY OF Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $51,500.00.

Michael Bartholomew

Michael Bartholomew - Affiant

Subscribed and sworn to before me this the 12 day of August, 2015

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Bordeaux Hills, Section Seven, as of record in Plat Book 3842, Page 73, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bertha M. Trice by deed from George Foster dated 8/31/76 and recorded 9/22/76 of record in Book 5071, Page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Further being the same property conveyed to Paul L. Trice, Phyllis E. DeGraphenreed, and Tracey L. Murphy Fleming by Affidavit of Heirship of Bertha M. Trice dated 5/13/14 and recorded 5/21/14 of record in Instrument Number 20140521-0043848, Register's Office for Davidson County, Tennessee. The said Paul L. Trice transferred his right, title, and interest to Phyllis E. DeGraphenreed by Quitclaim Deed dated 5/13/14 and recorded 5/21/14 of record in Instrument Number 20140521-0043849, Register's Office for Davidson County, Tennessee. Also, the said Tracey L. Fleming transferred her right, title, and interest to Phyllis E. DeGraphenreed by Quitclaim Deed dated 5/13/14 and recorded 5/21/14 of record in Instrument Number 20140521-0043850, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated December 24, 2014 and of record as Instrument No. 20141229-0118218 in the Office of the Davidson County Register of Deeds.

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