This instrument was prepared by and return to:
Wilson & Associates, PLLC
1521 Merrill Drive, Suite D220
Little Rock, AR 72211
1041501914

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, 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 $161,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca Devane
Grantee or Agent of Grantee

Subscribed and sworn to before me this 31st day of August, 2015.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19
(SEAL)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Rebecca Devane	Pinnacle Bank	05314011000, 05314010800, 05314010900, and 05314011100
1224 Berwick Trail	150 3rd Avenue South, Suite 900	
Madison, TN 37115	Nashville, TN 37201	

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae a/k/a Federal National Mortgage Association, whose address is P.O. Box 650043, Dallas, TX 75265-0043, organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20131217-0127478, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Rebecca Devane, a single woman, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Tract No. 1:

Being Lot Nos. 15, 16 and 17, on the Plan of Nawakwa Hills, as of record in Plat Book 843, Page 36 and 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract No. 2:

Land in Davidson County, Tennessee, being a certain tract described as follows: Beginning at a point in the westerly margin of a Lookout and the southwesterly corner of Lot Number 17, as shown on the map or Plan of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, Register's Office for said County; thence Northwardly with the westerly margin of said Lookout 100 feet, more or less, to the low water mark of the Cumberland River; thence up said River with its meanderings North 42 degrees, 30 minutes West 100 feet, more or less, to a point; thence North 52 degrees West 264 feet; thence North 47 degrees 30 minutes West 511 feet; thence North 52 degrees 30 minutes West 150 feet, more or less, to the southeasterly lookout at low water mark, shown on said Map or Plan; thence with the southerly margin of said lookout Westward 100 feet, more or less, to the northeasterly corner of Lot Number 7 as shown on said Map or Plan; thence Southwardly with the northeasterly margin of Lots Numbers 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, 1102.1 feet, more or less, to the beginning point.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on January 16, 2014, at Instrument Number 20140116-0004645 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1441 Pawnee Trail, Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150074818 DEEDWARRSP
Recvd: 09/02/15 10:50 2 pgs
Fees:13.00 Taxes:595.70
20150902-0089305

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **$193,200.00** FOR A PERIOD OF NINETY (90) DAYS 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 **$193,200.00** FOR A PERIOD OF NINETY (90) DAYS 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.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 31st **day of August, 2015, to be effective the** 31st **day of** August **, 2015.**

Fannie Mae a/k/a Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

X **BY:** _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 31st **day of August, 2015.**

_____
Notary Public

My Commission Expires: 7-3-17

(SEAL)

