15-12998

Davidson County DEEDWARRSP
Recvd: 10/26/15 13:55 5 pgs
Fees:28.00 Taxes:481.00
20151026-0108698

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:
The Income Property Group GP
2974 Polo Club Rd.
Nashville, TN 37221

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
The Income Property Group GP
2974 Polo Club Rd.
Nashville, TN 37221

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PROPERTY ADDRESS:

3119 Southlake Drive, Nashville, TN 37211

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MAP PARCEL NUMBERS: 119.15-0-051.00

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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 The Income Property Group GP ("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, 3119 Southlake Drive, Nashville, TN 37211.

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 $156,000.00 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 $156,000.00 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 Attorney in Fact on this the 13th day of October, 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 201508250085564, 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 9th day of OCTOBER, 2015.

Notary Public 491159

My Commission Expires: 6/13/2017

AMANDA M. PALAZZO
NOTARY PUBLIC
KENTUCKY
EXPIRES 6-13-2017
STATE AT LARGE

****

STATE OF Tennessee

COUNTY OF Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $130,000.00.

The Income Property Group GP
By: [signature]
AS: Partner
Of: The Income Property Group GP – Affiant

Subscribed and sworn to before me this the 13 day of October 2015

Ella K. Butler
Notary Public

My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

EXHIBIT "A"

The following described real property, located in Davidson County, Tennessee, to-wit:

Lot No. 46, on the Plan of Southlake, Section 2, as of record in Book 2083, Page 84, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning on the Westerly margin of Southlake Drive at the corner of Lots No. 45 and 46; thence with the line between said two lots, Westwardly 130 feet to the corner of Lots 45, 46 and 47; thence with the line between said Lots 46 and 47, Southwardly 111 feet to the Northerly margin of Lake Park Drive; thence with same, Eastwardly 105 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northeasterly 39.27 feet to the Westerly margin of Southlake Drive; thence with same, Northwardly 86 feet to the beginning.

BEING the same property conveyed to Linda D. Strange, a single woman, by Warranty Deed dated May 20, 2008 and of record in Instrument Number 20080527-0066393, in the Office of the Davidson County Register of Deeds.

FURTHER BEING the same property conveyed to Wells Fargo Bank, N.A. by Trustee's Deed dated July 22, 2015 and of record in Instrument Number 20150807-0079028, in the Office of the Davidson County Register of Deeds.

Further being the same property conveyed to Federal National Mortgage Association by Deed dated September 18, 2015 and of record as Instrument No. 20150930-0099267 in the Office of the Davidson County Register of Deeds.

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

True Copy Certification

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Kentucky

County of Jefferson

Personally appeared before me, Jo Lynn Slusher, a notary public for this county and state, Jennifer L. Pennell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-28-2019
Notary' Seal (if on paper)

