BILL GARRETT, Davidson County
Trans:T20150103925 DEEDWARRSP
Recvd: 12/09/15 09:42 4 pgs
Fees:23.00 Taxes:573.13
20151209-0123803

14-11798

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:
Canh Pham
Chau Ly
216 Wesley Court
Nashville, TN 37209

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Canh Pham
Chau Ly
216 Wesley Court
Nashville, TN 37209

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PROPERTY ADDRESS:

216 Wesley Ct, Nashville, TN 37209

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MAP PARCEL NUMBERS: 114.08-0A-006.00 CO

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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 Canh Pham and Chau Ly ("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").

*husband and wife

This is improved property located on, 216 Wesley Ct, Nashville, TN 37209.

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 $185,880.00 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 $185, 880.00 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 19 day of November, 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 19th day of November, 2015.

Notary Public

My Commission Expires: August 28, 2019

#540944

GRETCHEN M. BURTON
My Commission Expires
NOTARY PUBLIC
08-28-2019
STATE AT LARGE, KENTUCKY

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Cedar Crest Subdivision – Phase I, of record in Book 6900, Page 284, said Register's Office, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to James Freeman and wife, Virginia W. Freeman by Warranty Deed dated November 19, 1988 and of record in Deed Book 7722, Page 774, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated December 8, 2014 and of record as Instrument No. 20141215-0114427 in the Office of the Davidson County Register of Deeds.

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

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STATE OF Tennessee

COUNTY OF Williamson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $154,900.00.

[redacted]

[redacted]

Subscribed and sworn to before me this the 20th day of November, 2015

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON