THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARRSP
Recvd: 02/17/16 09:24 3 pgs
Fees:18.00 Taxes:333.00
20160217-0014751

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of February, 2016 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, and has an address of P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor, and Marcelo Lemus,* his/her heirs and assigns, hereinafter called Grantee, * a married man

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Located in Antioch, County of Davidson, State of Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 73 on the plan of Section 3, Barclay Square of record in Book 4675, Page 154, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20150925-0097666, Register's Office of DAVIDSON County, Tennessee.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $108,000.00 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 0ECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $108,000.00 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.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 11th day of February, 2016.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: Elizabeth A. Cash
Elizabeth A. Cash

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 11th day of February, 2016.

Deborah Howell
Notary Public

DEBORAH HOWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 2018

My Commission Expires:

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Property Address: 608 Andrea Court, Antioch, TN 37013
Parcel # 149-09-0-176.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Marcelo Lemus
1520 Bell Trace Drive
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value,
whichever is greater, for this transfer is $ 90,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2016.
Notary Public
My Commission Expires:

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires April 24, 2019

125616

True Copy Certification

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

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith