Commitment Number: 160130228
Seller's Loan Number: 1679283088

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Davidson County DEEDWARRSP
Recvd: 06/23/16 09:23 6 pgs
Fees:33.00 Taxes:326.34
20160623-0063950

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Miguel Calvo, 318 Seaboard Ln Suite 112 Franklin, TN 37067

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 09 0 151.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 17, 2016, by and between **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, and party of the first part, and **Miguel Calvo**, hereinafter grantee, party of the second part, whose tax mailing address is **318 Seaboard Ln Suite 112 Franklin, TN 37067**.

WITNESSETH: That for and in consideration $88,200.00 (Eighty Eight Thousand Two Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **218 CUMBERLAND AVE MADISON TN 37115** .

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a recorded at 20110914-0071432 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 043 09 0 151.00

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $105,840.00 FOR A PERIOD OF 3 MONTH(S) 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 $105,840.00 FOR A PERIOD OF 3 MONTH(S) 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.

Executed by the undersigned on 6-17, 2016:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: _____

Name: Lauren Pyzoha

Title: AVP

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 17 day of June, 2016, by Lauren Pyzoha, AVP **of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown ——— as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged: and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

_____
NOTARY PUBLIC
My Commission Expires 3/25/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tobi P. McCoy, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of Allegheny

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 $ 88,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20th day of June, 2016.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019

Kayla Kapko
Affiant

Kayla Kapko
Print Name

(Seal)

Notary Public

My commission expires:
May 6 2019

Michael J Webb
Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 43 BLOCK C ON THE PLAN OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY AS CONVEYED FROM SHELLIE WALLACE, SUCCESSOR TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION AS DESCRIBED IN INSTRUMENT 20110914 - 0071432, DATED 9/9/2011, RECORDED 9/14/2011IN SHELBY COUNTY RECORDS.

TAX ID: 04309015100

True Copy Certification

I, Emily J. Riley, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019