16-15447

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

Davidson County DEEDWARRSP
Recvd: 03/10/17 14:11 5 pgs
Fees:28.00 Taxes:390.35
20170310-0023967

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Daniel Fischer
4013 Fairway Circle
Smyrna, TN 37167

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Daniel Fischer
4013 Fairway Circle
Smyrna, TN 37167

****

PROPERTY ADDRESS:

3906 Bonnavista Dr, Hermitage, TN 37076

****

MAP PARCEL NUMBERS: 07509010200

****

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 Daniel Fischer*("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").

*, married

This is improved property located on, 3906 Bonnavista Dr, Hermitage, TN 37076.

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 2017, 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 $126,600.00 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 $126,600.00 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 7 day of March, 2017.

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 20170310-0023966 in the Office of the Davidson County Register of Deeds.

Jennifer L Pennell

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 7 day of March, 2017.

Notary Public

My Commission Expires: 1-28-2019

JOLYNN SLUSHER
NOTARY PUBLIC
My Commission Expires
01-28-2019
STATE AT LARGE, KENTUCKY

****

STATE OF Tennessee

COUNTY OF Rutherford

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $105,500.00.

Daniel Fischer - Affiant

Subscribed and sworn to before me this the 10th day of March, 2017.

Heather Lee
Notary Public

My Commission Expires: 6-18-17

Heather Lee
State of Tennessee
Notary Public
Rutherford Co.
Expires 6-18-17

File No.: 17002990

EXHIBIT "A"

Being all of Lot No. 278 on the plan of Section Two (Revised), Hermitage Hills of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated December 6, 2016 from Shapiro & Ingle, LLC, a Tennessee limited liability partnership, as Substitute Trustee, of record in Instrument Number 20161207-0128701, Register's Office for Davidson County, Tennessee.

Return To: 17002990
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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 Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney 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: 6/18/2017
Notary' Seal (if on paper)

