16-14764

This instrument prepared by:

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

Davidson County DEEDWARRSP
Recvd: 04/20/17 08:27 5 pgs
Fees:28.00 Taxes:1036.00
20170420-0038586

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Ruslan Bagirov and Stan Dibin
101 Tilbury Cir
Brentwood, TN 37027

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Ruslan Bagirov and Stan Dibin
101 Tilbury Cir
Brentwood, TN 37027

****

PROPERTY ADDRESS:

213 Cheswick Ct, Nashville, TN 37215

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MAP PARCEL NUMBERS: 131 05 0C 213.00

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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 Ruslan Bagirov and Stan Dibin ("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, 213 Cheswick Ct, Nashville, TN 37215.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than $336,000.00 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 $336,000.00 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 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.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Attorney in Fact on this the 14 day of April, 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.

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 14 day of April, 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 TN

COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $280,000.00.

Ruslan Bagirov

Ruslan Bagirov - Affiant

Stan Dibin

Stan Dibin - Affiant

Subscribed and sworn to before me this the 14th day of April, 2017

Notary Public

My Commission Expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "A"

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Land in Davidson County, TN, being part of the Hillsborough Condominiums tract as shown per plat of record in Book 6250, page 699, the part hereby conveyed being:

Unit No. 213 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to The Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 6822, page 721, said Register's Office.

This conveyance is subject to any and all existing restriction and easements of record.

BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated July 28, 2016 and of record in the Register's Office of Davidson County, Tennessee, on July 29, 2016 as Instrument No. 20160729-0078454.

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)

