



2012055097 00106
FORSYTH CO, NC FEE \$26.00

GOVERNMENT

PRESENTED & RECORDED:
12-12-2012 12:45:53 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

**BK: RE 3095
PG: 3621-3622**

SPECIAL WARRANTY DEED

Mail to: Box 24

Kevin Davis
1456 Douglas St
Winston-Salem, NC 27105

Drawn by:

SHAPIRO & INGLE
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

****Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$11,400.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$11,400.00 for a period of 3 month(s) from the date 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.

Tax ID#: 6846-12-3615.00

EXEMPT

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

THIS INDENTURE Made this 6th day of December, 2012, between , Federal National Mortgage Association hereinafter GRANTOR, whose address is 14221 Dallas Pkwy, Suite 1000, Dallas, TX 75254 and Kevin Davis, hereafter GRANTEE, whose address is 1456 Douglas St, Winston-Salem, NC. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 227 as shown on map of Fourteenth Street Development Company as recorded in Plat Book 2, Page 32A, Register of Deeds of Forsyth County, North Carolina, also see Book of Deeds No. 249 Page 132 and Book 376, Page 253

Property Address: 1456 Douglas St, Winston Salem, NC 27105

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor and to none other.

Federal National Mortgage Association, by and through its attorney in fact Shapiro & Ingle, LLP

Whitney Maxwell Tate

By: Whitney Maxwell Tate, f/k/a Whitney Graybeale Maxwell Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On this 6th day of December, 2012, before me, the undersigned Notary Public, personally appeared Whitney Maxwell Tate, f/k/a Whitney Graybeale Maxwell personally known to me to be, an Authorized Signatory of Shapiro & Ingle, LLP and being by me duly sworn and known to me to be the person who executed the within instrument on behalf of said Shapiro & Ingle, LLP, a company that executed and whose name is subscribed to the within instrument as the attorney-in-fact for Federal National Mortgage Association and acknowledged to me that he/she subscribed the name of Federal National Mortgage Association thereto as principal and the name of Shapiro & Ingle, LLP as attorney-in-fact for said Federal National Mortgage Association and that said Company executed the same as such attorney in fact and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, County of Mecklenburg, State of North Carolina, on the Twenty-Eighth day of October, 2008, Book 24217, Page 756.

WITNESS my hand and official seal.

Colleen K. Sheridan
Colleen K. Sheridan
Notary Public

COLLEEN K. SHERIDAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 16, 2015

My Commission Expires: June 16, 2015

Property Address: 1456 Douglas St, Winston Salem, NC 27105

12-024080 - JN