

4/4
\$26,000.00 (st)

RECORD & RETURN TO:
HOME/LAND TITLE, INC.
412 S. MAIN STREET
BROOKSVILLE, FL 34601

R

2014-09940

PREPARED BY RETURN Robin

TO: American Home Title of Tampa Bay, Inc.

6703 North Himes Avenue

Tampa, Florida 33614

FILE NO.: AHT140041

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 3rd day of July, 2014

by: Fannie Mae AKA Federal National Mortgage Association having its principal place of business at 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254 hereafter called the Grantor, to Roy J. Perry and Joann E. Perry, husband and wife, whose mailing address is: 9365 Elida Road Spring Hill, FL 34608, hereinafter called the Grantee:

Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 (TEN)

Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Hernando County, Florida, viz:

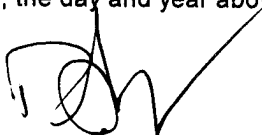
See Attached Exhibit "A" for a more complete and accurate legal description.

TOGETHER with all tenements, hereditaments, and appurtenances belonging or in anywise appertaining.

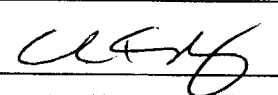
TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land.; that it hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

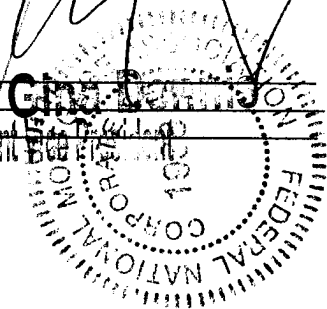
IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name and its corporate seal to be hereunto afixed by its proper offices thereunto duly authorized, the day and year above first written.


Name: FERRY ASKAFI

Fannie Mae AKA Federal National Mortgage Association


Name: _____

BY: _____
Print Name: CHIEF LENDING
Title: Assistant Vice President




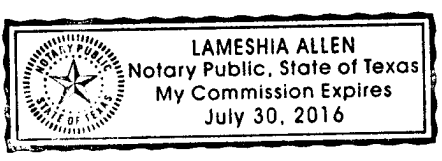
STATE OF: _____
Texas
COUNTY OF: Dallas

The foregoing instrument was acknowledged before me this 07/03/14 by CHIEF LENDING as Assistant Vice President for Fannie Mae AKA Federal National Mortgage Association, who is personally known to me or who has produced TX DL as identification.

WITNESS my signature and official seal.

My Commission
Expires: _____


NOTARY PUBLIC-State of: TX



File Number: AHT140041

EXHIBIT "A" - LEGAL DESCRIPTION

Lot 11, Block 1403, Spring Hill Unit 21, according to the plat thereof recorded at Plat Book 9, Page 81 through 96, in the Public Records of Hernando County, Florida.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$31,200.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$31,200.00 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.

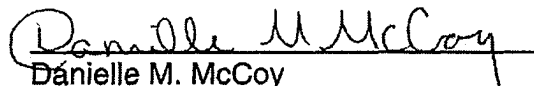
Parcel Number: R32 323 17 5210 1403 0110

**FANNIE MAE
CERTIFICATE OF ASSISTANT CORPORATE SECRETARY**

I, Danielle M. McCoy, Managing Director, Deputy General Counsel and Assistant Corporate Secretary, on behalf of and under delegated authority from Christine E. Reddy, Vice President, Deputy General Counsel and Assistant Corporate Secretary, pursuant to the delegation of authority from the Corporate Secretary to the Assistant Corporate Secretary pursuant to Section 5.13 of the Bylaws of Fannie Mae, do hereby certify as follows:

Gina Dennis has the duly delegated authority to execute documents related to sales of Real Estate Owned Property, including HUD-1 Uniform Settlement Statements, Deeds, and Affidavits, in the name and on behalf of Fannie Mae.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Fannie Mae on this 9th, day of January, 2014.


Danielle M. McCoy
Assistant Corporate Secretary

Confidential - Internal Distribution