

This instrument was prepared by:
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Choice Legal Group, P.A.
1901 W Cypress Creek Road, 3rd Floor
Ft. Lauderdale, FL 33309

Revised 10/06/93
FL (conventional)
REO # A1212CD
Folio# 24-5S-02W-161-02974-A07

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of May, 2013, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, commonly known as Fannie Mae, PO BOX 650043, DALLAS, TX 75265-0043, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and JUDITH T TUTEN AND WILLIAM D TUTEN, WIFE AND HUSBAND of 767 ROBERTS RIDGE, RUTLEDGE, TN 37861 hereinafter called Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains, and sells to the said Grantee, forever, the following described land in the County of WAKULLA, State of Florida, to-wit:

LOT 7, BLOCK A, OTTER LAKE ROAD ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

The property is commonly known as 42 FRANCIS AVE, PANACEA FL 32346.

TO HAVE AND TO HOLD the above-described property with appurtenances, unto the said Grantee, and their assigns, forever, subject to covenants and restrictions of record, zoning and land use restrictions imposed by governmental authorities, and matters an accurate survey would reveal,

AND SAID GRANTOR DOES hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claim by, through or under the said Grantor.

IN WITNESS WHEREOF the undersigned Federal National Mortgage Association has caused these presents to be signed in its name by its undersigned officers and its corporate seal affixed this 29th day of May, 2013.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$42,060.00 FOR A PERIOD OF THREE 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 PRINCIPAL AMOUNT OF GREATER THAN \$42,060.00 FOR A PERIOD OF THREE 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.

Signed, sealed and delivered
In the presence of:

Witness

Printed Witness Name

Witness

Printed Witness Name

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

Kimberly Randazzo as Authorized
Signatory for Choice Legal Group,
P.A. f/k/a Law Office of Marshall C
Watson, P.A., as Attorney-in-Fact for
FEDERAL NATIONAL MORTGAGE
ASSOCIATION

STATE OF FLORIDA)) ss.
COUNTY OF BROWARD))

I hereby certify that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Kimberly Randazzo as Authorized Signatory for Choice Legal Group, P.A. f/k/a Law Office of Marshall C Watson, P.A., as Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and severally acknowledged before me they executed the same as such officers in the same and on behalf of said corporation.

Witness my hand and official seal in the county and State last aforesaid, this 29th day of May, 2013.

Notary Public Florida
My Commission Expires:
(SEAL)

