#17729
42098

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-120800348A

Davidson County	DEEDWARRSP
Recvd: 08/10/12 11:11	4 pgs
Fees:23.00 Taxes:321.90	
20120810-0071611	

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: C & O Investments	SEND TAX BILL TO: C & O Investments	MAP/PARCEL NUMBERS: 15007020100
(Name) 3105 Country Meadow Road	(Name) 461 Bell Road	
(Address) Antioch, TN 37013	(Address) Nashville TN 37217	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Federal National Mortgage Association, Grantor, has this day bargained and sold, and does hereby transfer and convey unto C & O Investments, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3105 Country Meadow Road, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $ 104,400.00 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 $104,400.00 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. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

Sealed and delivered in the presence of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY ITS ATTORNEY-IN-FACT MORRIS|HARDWICK|SCHNEIDER, LLC, PURSUANT TO THAT CERTAIN POWER OF ATTORNEY RECORDED AS INSTRUMENT NUMBER 20111115-0069069, NEW CASTLE COUNTY RECORDS.

_____ (Seal)

Printed Name: Jennifer Marler Frank

Title: Partner

STATE OF Tennessee

Williamson COUNTY

BE IT REMEMBERED, that on this 3 day of August, 2012, personally came before me, the subscriber, a Notary Public for the State and County aforesaid, Jennifer Marler Frank, Attorney-in-Fact for FEDERAL NATIONAL MORTGAGE ASSOCIATION, party to this Indenture, known to me personally to be such.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

_____

Notary Public

My Commission Expires: 1/19/15

EXHIBIT "A"

Land and property lying and being situated in Davidson County, Tennessee, to wit:

Being Lot No. 178 on the Plan of The Country, Section 5, of record in Plat Book 5200, Page 271, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for more complete details of said lot.

This conveyance is subject to all easements, restrictions, setback lines, and encumbrances of record in the Register's Office for the Aforesaid County.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed recorded November 7, 2011 in Instrument Number 20111107-0086981, Register's Office for Davidson County, Tennessee.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 87,000

Lori Holloway
affiant

Subscribed and Sworn to before me this 10th day of August 2012.

Notary Public
Commission Expires: 5/23/16

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RE: 3105 Country Meadow Road, Antioch, TN 37013

I, Philip Ellis, 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, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY