Name and Address of New Owners:
Thomas A. Ankenbauer and wife,
Rose M. Ankenbauer
2079 Katherine Drive
Goodlettsville, TN 37072

Send Tax Bills to:
Same as New Owners

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

TAX ID NUMBERS:

042110B01300CO

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **NMH Credit Union , a Tennessee Non-Profit Corporation** ("Grantor"), has bargained and sold, and hereby transfers and conveys to **THOMAS A. ANKENBAUER AND WIFE, ROSE M. ANKENBAUER** ("Grantees"), their successors, heirs and assigns, that certain real property located in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TOGETHER WITH ALL THE ESTATE AND RIGHTS OF GRANTOR IN SAID ABOVE REFERENCED PROPERTY.

This conveyance is made subject to the following:
PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF SECTION ONE, HERITAGE VILLAGE OF RECORD IN BOOK 4460, PAGE 110, REGISTER'S OFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE TERMS, CONDITIONS AND OGLIGATIONS SET FORTH IN THE MASTER DEED ESTABLISHING THE HORIZONTAL PROPERTY REGIME OF HERITAGE VILLAGE OF RECORD IN BOOK 4758, PAGE 179, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALL AMENDMENTS THERETO AND SUBJECT TO THE BY-LAWS FOR HERITAGE VILLAGE HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 6484, PAGE 348 AND ALL AMENDMENTS THERETO.

Grantor further covenants to warrant and forever defend title to the Property to Grantees, their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the 15th day of MARCH, 2013

NMH CREDIT UNION

By: Virginia Brooks
Virginia Brooks
TITLE: Manager

BILL GARRETT, Davidson County
Trans:T20130021697 DEEDWARRSP
Recvd: 03/18/13 10:09 2 pgs
Fees:13.00 Taxes:207.20
20130318-0026368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **VIRGINIA BROOKS** ,with whom I am personally acquainted (or who proved to me based on satisfactory evidence) and who, upon her oath, acknowledged herself to be Manager of **NMH CREDIT UNION**, the within named bargainor, a Tennessee Non-Profit Corporation, and that she as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of NMH CREDIT UNION by the said **Virginia Brooks** as such Manager.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of March, 2013.

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03/03/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,000.00.

Affiant

Subscribed and sworn to before me
This 15th day of March, 2013..

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03/03/2014

"Exhibit A"

LEGAL DESCRIPTION

File No.: 2013-0652

Property in Davidson County, Tennessee, being Unit 202 of Heritage Village Condominiums Tract, Section One, a Horizontal Property Regime established by a Master Deed of record in Book 4758, Pages 179-202 and all applicable amendments thereto, the plat of which is of record in Plat Book 4460, Page 110, Register's Office for said County and an undivided interest in the common elements appurtenant to said Unit.

Being the same property conveyed to NMH Credit Union by Substitute Trustee's Deed from Robert H. Lewis, Jr., Substitute Trustee, which deed is of record as Instrument No. 20121220-0117476, said Register's Office and further being the same property conveyed to NMH Credit Union by Substitute Trustee's Deed of Correction executed by Robert H. Lewis, Jr., as Substitute Trustee, Grantor and NMH Credit Union, Grantee which deed is recorded as Instrument No. 20130318-0026367 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 202 Mayflower Lane S., Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney - at - Law
200 Madison Street
Madison, TN 37115