This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13401

BILL GARRETT, Davidson County
Trans:T20130024397 DEEDWARRSP
Recvd: 03/26/13 11:20 2 pgs
Fees:13.00 Taxes:160.95
20130326-0029561

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 25th day of March, 2013.

Michelle Lee Summar
Notary Public
My Commission Expires: 5-23-2016
(Seal)

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ernest J. Phipps 501 Wilson Drive Mount Juliet, TN 37122	NEW OWNER P.O. Box 812 Hermitage, TN 37076	075 080A 029.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Ernest J. Phipps, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Unit Number 132, in a horizontal property regime as shown on the condominiums site plan of Brooks Castle Condominiums, as of record in Book 6250, Page 627, and amended in Book 6727, Page 762, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matter of record in Plat Book 6250, Page 627, and as amended in Plat Book 6727, Page 762; Charter for Homeowner's Association of record in Book 6519, Page 738; Book 7570, Page 312; and Book 7866, Page 374; Master Deed as shown of record in Record Book 6519, Page 747; By-Laws as shown of record in Book 6680, Page 905, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record (3) all subdivision condominium assessments, covenants, by-laws, restrictions, declarations, and easements of record (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on January 28, 2013, as Instrument No. 20130128-0008968, Register's Office for Davidson County, Tennessee.

Commonly known as: 132 Brooke Castle Drive, Hermitage, TN 37076

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $52,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN $52,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE(S). THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 20th day of March, 2013, to be effective the 25th day of March, 2013.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 20th day of March, 2013.

Michelle Lee Summar
Notary Public

My commission expires: 5-23-2016

(Seal)

