BILL GARRETT, Davidson County
Trans:T20130033253 DEEDWARRSP
Recvd: 04/23/13 13:49 3 pgs
Fees:18.00 Taxes:512.45
20130423-0040303

THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20 day of March, 2013 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, hereinafter called Grantor, and Shubash Singh, his/her heirs and assigns, hereinafter called Grantee,

* A Married man

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

See Attached Exhibit "A" Legal Description

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20121031-0099794, Register's Office of DAVIDSON County, Tennessee.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $9,000 FOR A PERIOD OF 3 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 $ 9,000 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.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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 claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 20 day of March, 2013.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY _____
Valerie Ann Spicer, attorney in fact.

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 20 day of March, 2013

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

****

Property Address: 1205 Anduin Drive, Antioch, TN 37013
Parcel # 174-1-A-56CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Shubash Singh
1205 Anduin Drive
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby
The actual consideration or true value,
whichever is greater, for this transfer is $ 138,500.00

C Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2013.

_____
Notary Public
My Commission Expires:

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

2159-097884-LC

Exhibit "A" Legal Description

Being all of Lot No. 42, on the plat of First Amendment, Rivendell Woods, Phase I, Section I, according to plat and survey appearing of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennesse, to which plat reference is hereby made for more complete details of location and description of said lot. This conveyance is made subject to Declaration of Covenants, Restrictions, and Conditions contained in instrument of record in Instrument Number 20070607-0068416; By-Laws of record in Instrument Number 20070607-0068416; Easement to Metro of record in Instrument Number 20070522-0061016 and in Book 9487, Page 908; Easement to Columbia Gulf of record in Book 4215, Page 632; Stormwater Detention Agreement of record in Instrument Number 20031104-0161896; Ingress/Egress to family cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot Tennessee Valley Authority Easement as set our of record in Instrument Number 20040702-0079201; and to any and all matters shown on said plat and survey of record in Instrument Number 20070329-0037618; all of said Register's Office.