BILL GARRETT, Davidson County
Trans:T20140017334 DEEDWARRSP
Recvd: 03/14/14 09:57 3 pgs
Fees:18.00 Taxes:102.86
20140314-0021401

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 7th day of March , 2014 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, and has an address of P.O. Box 650043, Dallas, TX 75265-0043, hereinafter called Grantor, and Kingdom Homes, LLC, its heirs and assigns, hereinafter called Grantee,

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

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20130911-0095693, Register's Office of DAVIDSON County, Tennessee.

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $33,360.00 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 $33,360.00 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 7th day of March, 2014.

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

BY: _____
Valerie Ann Spicer

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 7th day of March, 2014.

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 10-21-2017

My Commission Expires:

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Property Address: 1021 Harold Drive, Nashville, TN 37217
Parcel # 107-09-0-A-3.00CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: NEW OWNER
1021 Harold Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or true value, whichever is greater, for this transfer is $ 27,800.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2014.

_____
Notary Public
My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

2159-110346-LC

EXHIBIT A

A certain condominium apartment in Davidson County, TN, described as Unit No. 1021, Building B of Castlewood Condominiums, a Horizontal Property Regime, located on Harold Drive, Nashville, TN, as shown on the plat of Castlewood Condominiums, Condominium apartments, recorded in Plat Book 4660, Page 62, said Register's Office, and described in a Master Deed recorded in Book 4750, Page 426 as amended in Book 5245, Page 663 and Book 5246, Page 457, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Castlewood Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4750, Page 426 as amended in Book 5245, Page 663 and Book 5246, Page 457, and By-Laws recorded in Book 4750, Page 434 as amended in Book 5545, Page 619 and Book 6426, Page 919, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

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