BILL GARRETT, Davidson County
Trans:T20140046953 DEEDWARRSP
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Fees:28.00 Taxes:503.20



20140701-0057874

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-140500418S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Sara- Jane E Kerstetter	SEND TAX BILL TO: Sara- Jane E Kerstetter	MAP/PARCEL NUMBERS: 181-02-0A-100.00
(Name) 8421 Callabee Way F2	(Name) 8421 Callabee Way F2	
(Address) Antioch, TN 37013	(Address) Antioch, TN 37013	
(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, Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sara- Jane E Kerstetter, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 8421 Callabee Way F2, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the May 30, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Fannie Mae a/k/a Federal National Mortgage Association by Morris|Hardwick|Schneider as attorney in fact

By: _____
Name: Jennifer Marler Frank
Its: Partner

State of TN
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marler Frank who acknowledged to me that she/he is Partner (Title of person signing) of Morris Hardwick Schneider (Name of Company), the attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043, and that in its capacity as attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 30th day of May, 2014.

PAMELA HOWARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 6/21/2014

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $136,000.

_____
Affiant

Subscribed and sworn to before me this 6/24/14

Julie Hamilton State of Tennessee Notary Public Davidson County

_____
Notary Public
My Commission Expires: 7/3/2014

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. F-2, as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, Et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being a portion of the same property conveyed to Regent Homes, LLC., a Tennessee Limited Liability Company by Deed from Lenox Creekside, LLC., a Tennessee Limited Liability Company, of record as Instrument No. 20060801-0093475 in the Register's Office for Davidson County, Tennessee.

Being all and the same lands and premises conveyed to Devlin B. Amos, an unmarried man, by Deed from Regent Homes, LLC, recorded Feb. 12, 2008 in Instrument No. 20080212-0014165 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The preemies herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is et out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the Administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over,through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a horizontal property regime of Lenox Creekside, Phase I, Condominiums of record as Instrument 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; and

2. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the by-laws as Exhibit "C"' and

3. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits EL, E2, and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-006938, in said Register's Office;

And

4. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office; and

5. Agreements for dedication of easements for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Pages 901 and 914, in said Register's Office; and

6. Rights of way and Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, and Book 224, Page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to the Columbia Gas Systems, Inc., of record in Book 2875, Page 299, in said Register's Office; and

7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for Public Utilities applicable to this property.

This property is also known as improved property located at 8421 Callebee Way #2, Cane Ridge, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and grantor does further covenant and bind itself, its successors and assigns, to warranty and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RE: 8421 Callabee Way F2, Antioch, TN 37013

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.

RE: 8421 Callabee Way F2, Antioch, TN 37013