BILL GARRETT, Davidson County
Trans:T20140084284 DEEDWARRSP
Recvd: 11/07/14 11:31 4 pgs
Fees:23.00 Taxes:387.76

20141107-0103063

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-140900722S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Raney Irwin	SEND TAX BILL TO: Raney Irwin	MAP/PARCEL NUMBERS: 164-06-0B-011.00
(Name) 5713 Sonoma Trace	(Name) 5713 Sonoma Trace	
(Address) Cane Ridge, TN 37013	(Address) Cane Ridge, 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 Raney Irwin, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 521 Bradburn Village Ci, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $125,760.00 for a period of 3 month(s) 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 $125,760.00 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. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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 NOV 3, 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 Schneider Wittstadt, LLC formerly known as Morris|Hardwick|Schneider, LLC as Attorney in Fact

By: _____

Name: Jennifer Frank

Its: Attorney

State of Tennessee
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Frank who acknowledged to me that she/he is Attorney (Title of person signing) of Morris Schneider Wittstadt LLC (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 3 day of November, 2014.

_____
Notary Public
My Commission Expires: 6/19/2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 104,800.

_____
Affiant

Subscribed and sworn to before me this 11/3/2014.

_____
Notary Public
My Commission Expires: 6/19/2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

RE: 521 Bradhaven Village Cir, Antioch, TN 37013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 2006816-0101099, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Tax ID No: 164-06-0B-011.00

Being the same property conveyed to Federal National Mortgage Association by General Warranty Deed in Lieu of Foreclosure recorded 06/19/2014, Instrument Number 20140619-0053821, in the Register's Office of Davidson County, Tennessee.

Address: 521 Bradburn Village Ci, Antioch, TN 37013

RE: 521 Bradburn Village Ci, 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: 521 Bradburn Village Ci, Antioch, TN 37013