Davidson County	DEEDWARR
Recvd: 12/23/14 07:53	3 pgs
Fees:18.00 Taxes:295.63	
20141223-0117119	

SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043 Dallas, TX 75265-0043, organized and existing under the laws of the United States of America hereinafter called Grantor, and David Kline and Mary Jenkins-Kline, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 124 of Fox Run Condominium Apartments, Section 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Fox Run (Section One) of record in Book 4956, Page 582, as amended in Book 6370, Page 817, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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; said Unit being depicted on plat of record in Book 4860, Page 52; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to Laverne W. Floyd by Special Warranty Deed from Billy R. Gray and wife, Sandra L. Gray of record in Book 8313, Page 934, Register's Office of Davidson County, Tennessee, dated March 21, 1991 and recorded on March 21, 1991.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20130131-0009922 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20140115-0004045, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $95,880.00 FOR A PERIOD OF THREE 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 $95,880.00 FOR A PERIOD OF THREE 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.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: _____
Michael Dennie

Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared MICHAEL DENNIE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal at Office this 12th day of December, 2014

Claire H. Julian
Notary Public

CLAIRE H. JULIAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Expires May 7, 2018

My commission expires: 05/07/18

STATE OF Missouri
COUNTY OF St. Louis

I 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 $79,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22 day of Dec., 2014.

Theresa Payne
Notary Public

My commission expires: 06-27-17

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

THERESA PAYNE
My Commission Expires
June 27, 2017
St. Louis County
Commission #13504231

Property Address: 124 Saddle Tree Court, Hermitage, Tennessee 37076

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
David Kline and Mary Jenkins-Kline

112 Oak St.
Smyrna, TN
37167

S&K File # 13-054818

Map & Parcel - 064120A12400CO

THIS INSTRUMENT PREPARED BY:
Diedre Barton
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

True Copy Certification

I, ALISHA A. JENKINS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Missouri

County of St Louis

Personally appeared before me J.M. Henderson, a notary public for this county and state, Alisha Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J. M. Henderson
Notary's Signature

My Commission Expires: 9-23-2017
Notary' Seal (if on paper)

J. M. HENDERSON
My Commission Expires
September 23, 2017
St. Louis County
Commission #13455773

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

J. M. HENDERSON
My Commission Expires
September 23, 2017
St. Louis County
Commission #13455773

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI