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

BILL GARRETT, Davidson County
Trans:T20150013788 DEEDWARRSP
Recvd: 02/25/15 13:08 6 pgs
Fees:33.00 Taxes:357.98
20150225-0016206

Prepared By and Return to:
LandCastle Title, LLC
3475 Dallas Hwy, Bldg 300, Ste 320
Marietta, GA 30064
File Number: TNA-150200019A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Crystal Bay, LLC	SEND TAX BILL TO: Crystal Bay, LLC	MAP/PARCEL NUMBERS: 135-120D-137.00
(Name) 1137 Nashboro Blvd	(Name) 1137 Nashboro Blvd	
(Address) Nashville, TN 37217	(Address) Nashville, TN 37217	
(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, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Crystal Bay, LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1137 Nashboro Blvd, Nashville, TN, 37217, 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 $116,100.00 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 $116,100.00 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 19th DAY OF FEBRUARY, 2015, 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,
Attorney In Fact

Signed By:

_____(Seal)
Signature of Corporate Officer
Name of Officer: JAMES DOSTER
Its: Authorized Signer- ATTORNEY

State of GEORGIA
County of COBB

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid JAMES DOSTER 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, and that in its capacity as attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association 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 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19th day of FEBRUARY

CATHERINE CASTRENZE NOTARY PUBLIC GEORGIA

_____
Notary Public
My Commission Expires: _____

State of TN
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $96,750.00

_____
Affiant

Subscribed and sworn to before me this 2-24-15

_____
Notary Public

My Commission Expires: SEP 20 2016

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

RE: 1137 Nashboro Blvd, Nashville, TN 37217

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 137 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of Record in Instrument No. 20040303-0024241, which Instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of Record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for more complete identification and description of such Units.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded February 12, 2013, as Instrument No. 20140324-0023858, Register's Office for Davidson County, Tennessee.

RE: 1137 Nashboro Blvd, Nashville, TN 37217

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: 1137 Nashboro Blvd, Nashville, TN 37217

Return to:

LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin Tennessee 37067-2908

Prepared by:
Federal National Mortgage Association
14221 Dallas Pkwy, Suite 1000
Dallas, TX 75254

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #:	801926	
Rec'd:	10.00	Instrument #: 1930283
State:	0.00	
Clerk:	0.00	Recorded
Other:	2.00	10/31/2014 at 9:07 AM
Total:	12.00	in
		Record Book 1332 Pgs 3439-3440

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Morris Schneider Wittstadt, organized under the laws of the state of Tennessee, with an office for the conduct of business at 3343 Aspen Grove Drive, Suite 240, Franklin, TN 37067 as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties or co-op properties owned by Fannie Mae in the state of Tennessee. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. June 30, 2015; or

2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 10th day of October, 2014.

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE

Toni Gary, Witness

Elonda Crockett, Vice President

ATTEST: [SEAL]

Raquel Black, Witness

Heidi Jones, Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 10th day of October 2014 before me appeared Elonda Crockett and Heidi Jones, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

[SEAL]

Colleen M. Ballard
Notary Public, State of Texas
Expires:08-06-2018

Notary Public