BILL GARRETT, Davidson County
Trans:T20150032337 DEEDWARRSP
Recvd: 04/29/15 10:12 2 pgs
Fees:13.00 Taxes:295.63

20150429-0038203

File No.: 01288-23869
STM Property ID: 1152123
Property Address: 829 Longhunter Court, Nashville, TN 37217

SPECIAL WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-23869

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney S. French	Rodney S. French	135-08-0A-829.00-C
(NAME)	(NAME)	
229 Pelham Drive	229 Pelham Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Federal Home Loan Mortgage Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rodney S. French**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 829, on the plan of Tract #19, Site Plan, Nashboro Village, of record in Plat Book 5200, Page 80, a Horizontal Property Regime, established by the Master Deed of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Jilda Bowman by Warranty Deed dated 06/30/1999 from Karen M. Smith F/K/A Karen M. Moore of record in Book 11564, Page 224, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated 12/8/14 of record in Instrument No. 20141218-0115820, Register's Office for Davidson County, Tennessee

This conveyance is subject to: (1)All matters as set forth per Boundary Plat Book 4660, Page 85, Plat Book 5200, Page 80, said Register's Office. (2) Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14, as amended of record in Book 5469, Page 840, said Register's Office. (3) Master Deed of record in Book 5333, Page 957, said Register's Office. (4) Overhead Line Easement of record in Book 4821, Page 107, said Register's Office. (5) Charter of record in Book 4828, Page 834 and Book 5344, Page 959, said Register's Office. (6) Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-415. (7) County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 829 Longhunter Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 14 day of April, 2015.

Federal Home Loan Mortgage Corporation
By: Stewart Lender Services, Inc., as its attorney-in-fact

By: Sammie Hale

State of FL
County of Hillsborough

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sammie Hale (name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Authorized Signatory (title) of Stewart Lender Services, Inc. and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for Federal Home Loan Mortgage Corporation and that he/she is authorized by Federal Home Loan Mortgage Corporation to execute this instrument on its behalf.

WITNESS my hand and seal this 14 day of April, 2015.

Notary Public
My Commission Expires: 4/10/17

JANE HARRIS
Notary Public, State of Florida
My Comm. Expires June 10, 2017
No. FF 25501

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