Bill Garrett Davidson County
Batch# 77285 DEEDWARRSP
04/09/2018 10:38:30 AM 6 pgs
Fees: $33.00 Taxes: $1,258.00
20180409-0033132

Commitment Number: 170350291
Seller's Loan Number: 1694271532

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
KAYMAN SYKES and **WILLIAM PANNELL**, 601 SITTING MILL COURT, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173-09-0A-141.00-C0

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the Jan. 22, 2018, by and between **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, and party of the first part, and **KAYMAN SYKES** and **WILLIAM PANNELL**, hereinafter grantees, party of the second part, whose tax mailing address is **601 SITTING MILL COURT, Nashville, TN 37211.**

WITNESSETH: That for and in consideration $340,000.00 (Three Hundred Forty Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **601 SITTING MILL COURT, Nashville, TN 37211.**

Executed by the undersigned on Jan. 22, 2018:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink LLC, its Attorney In Fact

By: _____

Name: Lauren Pyzoha

Title: AVP

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of Jan., 2018, by Lauren Pyzoha **of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

_____
NOTARY PUBLIC
My Commission Expires MY COMMISSION EXPIRES AUGUST 24, 2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Vanessafay K. Carter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Aug. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I, or we, 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 $ **340,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of January, 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Vanessafay K. Carter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Aug. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Affiant

Lauren Pyzoha
Print Name

(Seal)

Notary Public

My commission expires:
MY COMMISSION EXPIRES
AUGUST 24, 2021

Vanessafay K. Carter
Print Name

CTIC# 170350291

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a SUBSTITUTE TRUSTEE'S DEED recorded at Instrument Number 20110817-0063473 in the Register's Office of Davidson County, Tennessee on Aug. 17, 2011.

Parcel ID: 173-09-0A-141.00-C0

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

LEGAL DESCRIPTION
EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 215 ON THE PLAN OF SECTION ONE, LENOX VILLAGE II, OF RECORD IN INSTRUMENT # 20030106-0001756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED FROM NATIONWIDE TRUSTEE SERVICES, INC., SUBSTITUTE TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED 08/04/2011 AND RECORDED 08/17/2011 IN INST # 20110817-0063473 IN DAVIDSON COUNTY RECORDS.

TAX ID: 173 09 0A 141.00

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019