Revised 01/02/92
TN (Conventional)

REO No. A083747

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto Gregory Huddleston and wife Tammy R. Huddleston and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

The property is commonly known as 711 North Graycroft Ave., Madison, TN 37115.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Gregory Huddleston, and their assigns, forever.

✓ Grantee, Gregory Huddleston, whose address 711 North Graycroft Ave., Madison, TN 37115, is responsible for the payment of real property taxes on subject property.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its ~~Vice President~~* this 29th day of August 2008.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

(CORPORATE SEAL)

By: _____
Christopher Irby, Assistant Secretary

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Christopher Irby, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Assistant Secretary**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and seal at office, this 29th day of August 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-10

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

*-Assistant Secretary

Davidson County DEEDWARR
Recvd: 09/16/08 14:11 3 pgs
Fees:18.00 Taxes:566.10

20080916-0094750

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 8th DAY OF September 2025

Notary

TREY MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

Map & Parcel: 042-07-0-040.00

NEW OWNER: Gregory Huddleston
711 North Graycroft Ave.
Madison, Tennessee 37115

SEND TAX BILLS TO:

LEGAL DESCRIPTION

Lot Number 42 in the Morning View Subdivision, Section Two, of record in Book 2133, page 99, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION by deed from JOE M. KIRSCH, MANAGING PARTNER, SHAPIRO & KIRSCH, LLP, SUBSTITUTE TRUSTEE of record as Instrument No. 20080317-0026457, dated February 28, 2008, Register's Office for Davidson County, Tennessee.