BILL GARRETT, Davidson County
Trans:T20090032551 DEEDWARR
Recvd: 05/18/09 10:27 3 pgs
Fees:18.00 Taxes:225.70
20090518-0045269

Revised 01/02/92
TN (Conventional)

REO No. A08I652

**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 **Steve Elmore** unmarried 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 1068 Heritage Dr., 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, **Steve Elmore** unmarried, and their assigns, forever.

Grantee, **Steve Elmore** unmarried, whose address 1068 Heritage Dr., 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 Assistant Secretary this 11th day of May 2009.

(CORPORATE SEAL)

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By: _____
**Colleen Liston, Assistant Secretary**

STATE OF TEXAS )
COUNTY OF DALLAS )

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Colleen Liston, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that she 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 herself as **Assistant Secretary**.

Witness my hand and seal at office, this 11th day of May 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

CHRISSY GRENNIER
Notary Public, State of Texas
My Commission Expires
September 21, 2011

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00.

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF May, 2009.

Notary

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

My Commission Expires: 02/28/2012

**Map & Parcel: 042-11-0A-058.00-CO**

NEW OWNER: Steve Elmore
1068 Heritage Dr.
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No.1068 together with the carport designated No. 1068 on a horizontal property regime as set out in Section One, Second Addition Heritage Village Condominiums, of record in Plat Book 4955, page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from MARIA NEUMANN, CO-TRUSTEE, of record as Instrument No. 20080911-0092912, dated September 4, 2008, said Register's Office.