Davidson County DEEDWARR
Recvd: 10/27/09 10:38 3 pgs
Fees:18.00 Taxes:388.50
20091027-0098907

Revised 01/02/92
TN (Conventional)

REO No. A08K044

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.
)

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 Jarod Counce, 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:

Land in Davidson County, Tennessee, described as follows:

To find the point of beginning, start at a concrete monument at the northeast corner of Tulip Grove Subdivision, Section Ten, of record in Plat Book 5800, page 199 in the Registers Office of Davidson County, Tennessee; Thence, South 26 degrees 40 minutes 29 seconds East 89.51 feet to an iron pin at the point of beginning, said pin being at the intersection of the easterly right-of-way of Tulip Grove Road and the southerly boundary line of property owned by Jackie Ray Brown of record in Deed Book 5084, page 385 in said Registers Office; Thence, with said boundary line South 82 degrees 47 minutes 50 seconds East 279.33 feet to an iron pin in the westerly boundary line of property owned by Anthony King and Jessie L. Starks of record in Deed Book 7255, page 16 and Deed Book 5754, page 740 in said Register's Office; Thence, with said boundary line South 4 degrees 13 minutes 27 seconds West 316.81 feet to a concrete monument at the northwest corner of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, page 69 in said Register's Office; Thence, with said Tulip Grove Woods westerly boundary line South 4 degrees 35 minutes 46 seconds West 299.15 feet to an iron pin; Thence; with the northerly boundary line of property owned by C. J. Cockrill, Jr. Et ux of record in Deed Book 3247. page 297, in said Register's Office, North 86 degrees 55 minutes 59 seconds West 300.98 feet to an iron pin in said Tulip Grove Road right-of-way; Thence, with said right-of-way as follows: North 5 degrees 45 minutes, 00 seconds east 327.96 feet to the beginning of a curve concave to the east with a radius of 3686.68 feet and a central angle of 1 degree 32 minutes 00 seconds, with the chord begin North 6 degrees 31 minutes 00 seconds 98.66 feet; Thence, with said curve an arc distance of 98.66 feet to the point of tangency; Thence, North 7 degrees 17 minutes 00 seconds East 210.42 feet to the point of beginning containing 4.21 acres.
Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from MARIA NEUMANN, CO-TRUSTEE, of record as Instrument No. 20080929-0098866, dated September 24, 2008, said Register's Office.

The property is commonly known as 533 Tulip Grove Rd., Hermitage, TN 37076.

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, Jarod Counce, unmarried and their assigns, forever.

Grantee, Jarod Counce unmarried whose address 533 Tulip Grove Rd., Hermitage, TN 37076, 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 8th day of October, 2009.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Sheryl Martin, Vice President
Teresa M. Foley

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Sheryl Martin, Vice President** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Vice President**, being authorized so to do,

executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President.**

Witness my hand and seal at office, this 8th day of October, 2009.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

KEVIN LAMONT MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

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 $105,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF October 2009

Notary

My Commission Expires:

ARIANNA KING
Notary Public, State of Texas
My Commission Expires
April 12, 2010

Map & Parcel: **076-01-0-004.00**

NEW OWNER: Jarod Counce
533 Tulip Grove Rd.
Hermitage, Tennessee 37076

SEND TAX BILLS TO: Flagstar Bank, FSB
510 Grand Central Ave
Vienna, WV 26105

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, 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.

Donald Taylor

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013