63

Realty Title

BILL GARRETT, Davidson County
Trans: T20090075262 DEEDWARR
Recvd: 11/04/09 10:16 4 pgs
Fees:23.00 Taxes:273.80

20091104-0101873

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TNF-090900265S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Jacob Whitley and Adam Whitley	SEND TAX BILL TO: Jacob Whitley and Adam Whitley	MAP/PARCEL NUMBERS: 06008004500
(Name) 3047 HILLSIDE RD.	(Name) Same	
(Address) NASHVILLE, TN 37207	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Federal National Mortgage Association, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jacob Whitley and Adam Whitley, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3047 Hillside Rd, Nashville, TN, 37207, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the **OCTOBER 30, 2009**, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Federal National Mortgage Association by Morris, Hardwick & Schneider as Attorney In Fact

BY: _____

NAME: _____
Jennifer Marler Frank

ITS: _____
Partner, Morris/Hardwick/Schneider

State of TN
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marler Frank who acknowledged to me that she/he is Partner (Title of person signing) of Morris/Hardwick Schneider (Name of Company), the attorney-in-fact for Federal National Mortgage Association, and that in its capacity as attorney-in-fact for Federal National Mortgage Association she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Federal National Mortgage Association and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the **30TH** day of **OCTOBER, 2009**.

Angela Howard
Notary Public
My Commission Expires: 9/15/2010
Rutherford County, TN

State of **TENNESSEE**
County of **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $ **14,000.00**.

Rachelle Caudill
Affiant

Subscribed and sworn to before me this **OCTOBER 30, 2009**.

Diane K. Mann
Notary Public

My Commission Expires: **2/11/13**

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RE: 3047 Hillside Rd, Nashville, TN 37207

EXHIBIT "A"

Land in Davidson County, Tennessee, Being part of Lot No. 12 on the Map of E.A. Lindsey's Subdividion on the dickerson road as shown on PLat of record in Plat Book 547, Page 144, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12, begins at a point 100 feet South of the Northern boundary line of said lot running 100 feet on the easterly side of a 50 foot unnamed street thence running back parallel to the northerly boundary line of said lot 693 feet; thence north 100 feet to a point; thence parallel to the said boundary line 693 feet to the point of beginning. Said part of lot 12 being the middle 100 feet of said lot.

Being the same property conveyed to Federal National Mortgage Association by Successor Trustee's Deed as recorded in Instrument #200811100111207, Register's Office for Davidson County, Tennessee.

RE: 3047 Hillside Rd, Nashville, TN 37207

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 3047 Hillside Rd, Nashville, TN 37207