BILL GARRETT, Davidson County
Trans:T20110065844 DEEDWARRSP
Recvd: 10/20/11 16:28 3 pgs
Fees:18.00 Taxes:133.20
20111020-0081858

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone 216-520-0050
File #

NOTARIAL SEAL STATE OF OHIO

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3/7/2015

State of OHIO
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $36,000.00
Affiant
Subscribed and sworn to before me, this 17th day of October, 2011.
Notary Public
My Commission Expires:

Map/Parcel Number(s) 04414010500

Address of New Property Owner(s):
James E. Dwyer Jr. and Judith Valentine
916 Livingston Street
Old Hickory, TN 37138

Send Tax Bills To:
Judith Valentine
P.O. Box 1051
Goodlettsville, TN 37070

## SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Federal National Mortgage Association a/k/a Fannie Mae** said grantor does hereby bargain, sell, transfer and convey unto **James E. Dwyer Jr. and Judith Valentine,** **See Below, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

***SEE ATTACHED EXHIBIT "A"***

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 916 Livingston Street, Old Hickory, TN 37138
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **James E. Dwyer Jr. and Judith Valentine**, and their assigns, forever.

Said **Federal National Mortgage Association a/k/a Fannie Mae**, 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.

James E. Dwyer, Jr., unmarried and
Judith Valentine, married

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 23 day of Sept, 2011.

**Federal National Mortgage Association a/k/a Fannie Mae**

By: MICHAEL SIMMONS
ASST VICE PRESIDENT

Name:

Title:

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared MICHAEL SIMMONS, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST VICE PRESIDENT of _____, the Attorney-in-Fact of said **Federal National Mortgage Association a/k/a Fannie Mae**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 23 day of Sept, 2011.

Raquel Black
Notary Public, State of Texas
Comm. Exp. 07-14-15

Notary Public

My Commission expires: _____

**RETURN TO:**
**Resource Title National Agency, Inc.**
**7100 E. Pleasant Valley Road, Suite 100**
**Independence, OH 44131**
**Phone: (216)520-0050**
**Fax: (216)520-1431**
**http://resourcetitle.wordpress.com**

**RT12136**

**EXHIBIT "A"**

**Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 91, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Fronting 94 feet on Livingston Street.**

**Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed, from Shellie Wallace, Trustee, dated January 26, 2011, and recorded February 3, 2011, in Instrument No. 20110203-0009560, said Register's Office, Davidson County, Tennessee.**