BILL GARRETT, Davidson County
Trans:T20120035260 DEEDWARRSP
Recvd: 05/14/12 11:17 3 pgs
Fees:18.00 Taxes:444.00
20120514-0041371

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12138

JAMIE D. KEETON
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD954993
EXPIRES 1/24/2014
BONDED THRU 1-888-NOTARY1

State of FLORIDA
County of BROWARD
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant
Subscribed and sworn to before me, this 29 day of November, 20 11.

Notary Public

My Commission Expires:

Map/Parcel Number(s) 142090H01200CO

Address of New Property Owner(s):
Tony W. McVay
8948 Sawyer Brown Road, #8948
Nashville, TN 37221

Send Tax Bills To:
Tony McVay
8948 Sawyer Brown Rd.
Nashville, TN 37221

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 **Tony W. McVay**, a married man, 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: 8948 Sawyer Brown Road, #8948, Nashville, TN 37221
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 **Tony W. McVay**, and his 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.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 21 day of NOV, 20 11.

Federal National Mortgage Association a/k/a Fannie Mae

By: _____

Name: Raquel Black

Title: Ass't Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Raquel Black, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Ass't 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 21 day of NOV, 20 11.

Diana Michelle Robinson
Notary Public,
State of Texas
Comm. Exp. 03-14-14

_____
DIANA ROBINSON
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

RT12138
Property: 8948 Sawyer Brown Road, #8948, Nashville, TN 37221

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12138
Independence, Ohio 44131

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 8948, together with the carport designated No. 8948-C, on the Plan of the River Plantation, Phase I, Section IX, of record in Plat Book 7900, Page 98, corrected in Book 8123, Page 692, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such unit, together with the appurtenant interest in the common elements of River Plantation Section Nine Phase I, a horizontal property regime established by Master Deed and By-Laws of record in Book 8061, Page 341, amended in Book 9326, Page 713, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed from Deanna Dorrough, Co-Trustee, dated February 3, 2011 and recorded February 14, 2011, in Instrument No. 20110214-0012244, said Register's Office Davidson County, Tennessee.