03

Realty Title

12-06148

BILL GARRETT, Davidson County
Trans:T20120039774 DEEDWARRSP
Recvd: 05/31/12 09:20 4 pgs
Fees:23.00 Taxes:592.00
20120531-0047020

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

NEW OWNER:
Larry V. Jordan
7773 Old Springfield Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
PrimeLending, a Plainscapital Company
18111 Preston Road, Ste 900
Dallas, TX 75252

****

PROPERTY ADDRESS:
7773 Old Springfield Pike, Goodlettsville, TN 37072

****

MAP PARCEL NUMBERS: 018.04-0-002.00
****

FOR AND IN CONSIDERATION of the sum of **One Hundred and Sixty Thousand dollars and no/100 ($160,000)** and other good and valuable consideration, the receipt of which is hereby acknowledged, **Federal National Mortgage Association, organized and existing under the laws of Texas, of 14221 Dallas Parkway, Suite 1000, Dallas, TX 75245**, (Grantor), has this day bargained and sold, and does hereby transfer and convey unto **Larry V. Jordan** ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 7773 Old Springfield Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2012, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

7773 Old Springfield Pike, Goodlettsville, TN 37072

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst. Vice President this the 2 day of May, 2012.

Grantor: Federal National Mortgage Association

By: _____

Name: JOHN WESLEY

Title: ASST. VICE PRESIDENT

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, JOHN WESLEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be ASST. VICE PRESIDENT of **Federal National Mortgage Association,** and that JOHN WESLEY, as such ASST. VICE PRESIDENT, executed the foregoing instrument by signing the name of the company by himself/herself as ASST. VICE PRESIDENT.

Witness my hand and seal at Office in Dallas, Texas, this 2 day of May.

_____

Notary Public

My Commission Expires: _____

VERNON A. CURRY, JR
Notary Public, State of Texas
My Commission Expires
November 11, 2015

7773 Old Springfield Pike, Goodlettsville, TN 37072

EXHIBIT A

Being a tract of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a concrete monument in the Northerly boundary line of Connell Hills, of record in Book 2900, Page 141, Register's Office for Davidson County, Tennessee. Said concrete monument being the Northern corner of Lot No. 8, on the Plan of said subdivision; thence along the Northwesterly line of the herein described tract, North 34° 12' East 186.15 feet to an iton pin in the existing Southwesterly margin of Old Springfield Road; thence following said Southwesterly margin of Old Springfield Road, around a curve to the Left of radius 1,140 feet, Southeastwardly a distance of 205.80 feet to a point; thence continuing along said margin of Old Springfield Road South 53° 37' East 600.0 feet to a point; thence, continuing in a Southeastwardly direction around a curve to the Right of radius 440.7 feet, a distance of 26.79 feet to an iron pin; thence South 38° 59' West 8.50 feet to a concrete monument in the Northerly boundary line of Connell Hills, said concrete monument being the most Northerly corner of Lot No. 4 on the Plan of said Subdivision; thence leaving the Southwestely margin of Old Springfield Road, following the Northerly boundary line of Connell Hills and the Southeasterly line of the herein described tract and continuing along the aforementioned line, South 38° 59' West 158.36 feet to a concrete monument, the common rear corner of Lot Nos. 4 and 5 on the Plan of Connell Hills; thence continuing along the Northerly line of Connell Hills and following the rear lines of Lots Nos. 5 through 8 of said subdivision, North 53° 37' West 816.8 feet to the point of beginning.

For informational purposes only, according to a survey made by James L. Murphy, Jr., and Company, dated July 3, 1968, subject property is set out as containing 3.20 acres more or less.

Being the same property conveyed to Edna P. Ford Mackie by Installment Deed from William E. Gober and wife, Ramona Gober, dated March 2, 2006, recorded August 8, 2007 in Instrument No. 20070808-0094834, Register's Office for Davidson County, Tennessee.

Further, being conveyed to Edna Pearl Mackie by Quitclaim Deed from Edna P. Ford Mackie a/k/a Edna Pearl Mackie, dated July 15, 2008, recorded September 10, 2008 in Instrument No. 20080910-0092708, Register's office for Davidson County, Tennessee.

Further, being the same property conveyd to Federal National Mortgage Association, its successor and assigns, by Substitute Trustee's Deed from Angela Boyd, Co-trustee, dated August 8, 2011, recorded August 15, 2011 in Instrument No 20110815-0062546, Register's Office for Davidson County,Tennessee.

****

STATE OF TEXAS

COUNTY OF HARRIS

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $160,000.00.

Julie Lindley, Assistant Vice President
RMS Asset Management Solutions, LLC
As Attorney-in-Fact for Fannie Mae
Affiant

Subscribed and sworn to before me this the 30th day of APRIL 2012

WILLIAM WADE WHEELER
Notary Public, State of Texas
My Commission Expires
February 03, 2016

Notary Public

My Commission Expires: _____

7773 Old Springfield Pike, Goodlettsville, TN 37072