BILL GARRETT, Davidson County
Trans:T20120049415 DEEDWARRSP
Recvd: 07/05/12 10:16 3 pgs
Fees:18.00 Taxes:166.89
20120705-0058900

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-1250
RT12340

NOTARIAL SEAL
STATE OF OHIO

MELISSA WESTOVER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 11, 2016
Recorded in
Wayne County

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $45,106.00
Affiant
Subscribed and sworn to before me, this 2nd day of July, 2012.
Notary Public
My Commission Expires: 10-11-2016

Map/Parcel Number(s) 163 11 0B 059.00 /

Address of New Property Owner(s):	Send Tax Bills To:
Peggy Massey	Peggy Massey
113 Beech Forge Drive	113 Beech Forge Drive
Antioch, TN 37013	Antioch, TN 37013

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** said grantor does hereby bargain, sell, transfer and convey unto **Peggy Massey, Single**, 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: 113 Beech Forge Drive, Antioch, TN 37013
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 **Peggy Massey**, and his/her/their assigns, forever.

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.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 59, on the Plan of Bell Forge Village, Section 4, Second Revision, as shown on plat of record in Plat Book 6250, Page 201, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Federal National Mortgage Association, by Trustee's Deed, from Shellie Wallace, Successor Trustee, dated August 17, 2011 and recorded August 24, 2011, in Instrument No. 20110824-0065345, said Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 4 day of May, 20 12.

Federal National Mortgage Association

By: _____

JOHN WESLEY
Name:

ASST. VICE PRESIDENT
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 JOHN WESLEY, 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 said **Federal National Mortgage Association**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 4 day of May, 20 12.

_____
Notary Public

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

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

RT12340
Property: 113 Beech Forge Drive, Antioch, TN 37013

Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road
Suite 100 RT12340
Independence, Ohio 44131