BILL GARRETT, Davidson County
Trans:T20120062602 DEEDWARRSP
Recvd: 08/22/12 08:34 7 pgs
Fees:38.00 Taxes:258.35
20120822-0075236

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-120600292A

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: Hardwick Brown | SEND TAX BILL TO: ~~Hardwick Brown~~ | MAP/PARCEL NUMBERS: 173-4-3.00 |
|---|---|---|
| (Name) Hardwick Brown | (Name) SunTrust Mortgage | |
| (Address) 5450 Hickory Park Dr. | (Address) 901 Semmes Ave | |
| (City) (State) (Zip) Antioch, TN 37013 | (City) (State) (Zip) Richmond, VA 23224 | |

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 Hardwick Brown, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 5450 Hickory Park Drive, Antioch, TN, 37013, in Davidson County, Tennessee, described in Exhibit A attached hereto.

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than $ 83,790.00 for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than $83,790.00 for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to grantee. The restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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 7-5-12, 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: First American Title Insurance Company, Attorney In Fact

Signed By:

[redacted]

_____(Seal)

Signature of Corporate Officer

Name of Officer: Amanda Roberts

Its: Authorized Signor

State of Texas

County of Dallas

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Amanda Roberts who acknowledged to me that she/he is VP (Title of person signing) of VP (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 5 day of July, 2012

CYNTHIA PARTIDA VALTIERRA
Notary Public, State of Texas
My Commission Expires
June 04, 2015

Notary Public

My Commission Expires: 6-4-15

State of Tennessee

County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 69,825.00.

Affiant

Subscribed and sworn to before me this 8-17-12

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7-8-14

RE: 5450 Hickory Park Drive, Antioch, TN 37013

# 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: 5450 Hickory Park Drive, Antioch, TN 37013

EXHIBIT "A"

The following described, lot piece or parcel of land situate, lying and being in the Country of Davidson, State of Tennessee, to wit:
Land in Davidson County, Tennessee, being 70 A, Hickory Park Villa, Section Two, Zone Lot Division, of record in Book 6250, Page 465, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee and Courtney Miller as Co-Trustee to Federal National Mortgage Association as recorded on the 24th day of October, 2011 in Instrument No. 20111024-0082222; Quitclaim Deed from Gregory E. Padilla to Gregory E. Padilla and Janie Brown, as Joint Tenants with rights of survivorship as recorded on the 16th day of April, 2008 in Instrument No. 20080416-0038276; Quitclaim Deed from Janet F. Padilla to Gregory Eugene Padilla as recorded on the 3rd day of February, 1998 in Deed Book 10780, Page 495 and Special Warranty Deed from Citicorp Mortgage, Inc. to Gregory E. Padilla as recorded on the 5th day of April, 1990 in Deed Book 8081, Page 574, in the Register's Office of Davidson County, Tennessee.

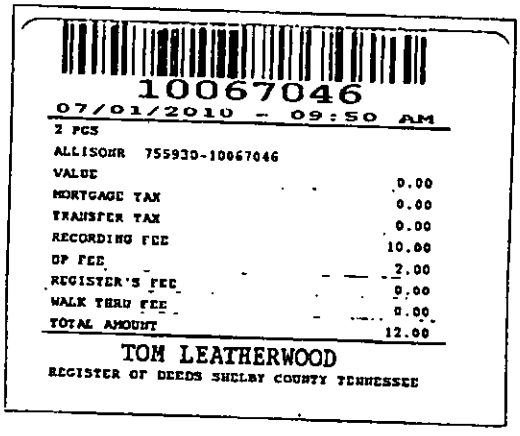
RE: 5450 Hickory Park Drive, Antioch, TN 37013

Exhibit "C"

# *Tom Leatherwood*

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.



10067046

07/01/2010 - 09:50 AM

| | |
|---|---|
| 2 PGS | |
| ALLISONR 755930-10067046 | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| WALK THRU FEE | 0.00 |
| TOTAL AMOUNT | 12.00 |

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 ~ (901) 379-7500
Website: http://register.shelby.tn.us ~ Email: Tom.Leatherwood@shelbycountytn.gov

# LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

**FANNIE MAE**, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints National Default Title Services, a division of First American Title Insurance Company, organized under the laws of the State of California, with an office for the conduct of business at 3 First American Way, Santa Ana, CA 92707, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the conveyance of real properties owned by Fannie Mae in the State of Colorado. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae; and
2. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 12th day of May, 2010

Witness

Witness

**FANNIE MAE**

(SEAL)

Rich McGhee, Vice President

**Attest:**

(SEAL)

Assistant Secretary

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

## ACKNOWLEDGMENT

**STATE OF TEXAS**
**COUNTY OF DALLAS**

On this 12th day of May, 2010, before me appeared Rich McGhee and Henry O. Emdin to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Bertha A. Potts
Notary Public

NOTARY PUBLIC STATE OF TEXAS
BERTHA A. POTTS
Notary Public,
State of Texas
Comm. Exp. 04-01-12

My Commission Expires: 04/01/2012