BILL GARRETT, Davidson County
Trans:T20120066597 DEEDWARRSP
Recvd: 09/05/12 14:42 4 pgs
Fees:23.00 Taxes:240.50



20120905-0080314

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-120600250A
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Christopher S. Boyd and Kelly R. Boyd	SEND TAX BILL TO: Christopher S. Boyd and Kelly R. Boyd	MAP/PARCEL NUMBERS: 051070054.00
(Name)	(Name)	
1106 Gibson Drive	1106 Gibson Drive	
(Address)	(Address)	
Madison, TN	Madison, TN.	
(City) (State) (Zip)	(City) (State) (Zip)	
37115	37115	

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 Christopher S. Boyd and Kelly R. Boyd, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1106 Gibson Dr, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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 8-23-12, 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 Morris, Hardwick & Schneider as Attorney In Fact

By: _____

Name: Jennifer Marler Frank

Its: Partner

State of Tennessee
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marler Frank who acknowledged to me that she/he is Partner (Title of person signing) of Morris, Hardwick and Schneider (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 23 day of Aug, 2012.

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

_____
Notary Public
My Commission Expires: 4/19/15

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

_____
Affiant

Subscribed and sworn to before me this 8-23-12.

_____
Notary Public

My Commission Expires: 4/19/15

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

TN_REO_FNMASpecialWarrantyDeed.rdw
JMP AH LD 01/17/2010 rev.

EXHIBIT "A"

Land situated in Davidson County, Tennessee, further described as follows, to-wit:

Same Being Lot 3 in the Stratton Heights Subdivision, a plat of which is recorded in Plat Book 1835, page 3, Register's Office of Davidson County, Tennessee.

Being the same real estate conveyed to Federal National Mortgage Association by Substitute Trustee's Deed recorded 5/23/12, instrument no. 20120523-0044624, in the Register's Office of Davidson County, Tennessee.

RE: 1106 Gibson Dr, Madison, TN 37115

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 tc 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: 1106 Gibson Dr, Madison, TN 37115