BILL GARRETT, Davidson County
Trans:T20120072051 DEEDWARRSP
Recvd: 09/25/12 09:54 3 pgs
Fees:18.00 Taxes:231.25

20120925-0086934

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12146

NOTARIAL SEAL STATE OF OHIO

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $62,500.00
Jennifer Ryg
Affiant
Subscribed and sworn to before me, this 24 day of August, 2012.
Patricia Johnson
Notary Public

My Commission Expires:

Map/Parcel Number(s) 04209002500/

Address of New Property Owner(s):
Paul J. Angel and Martha E. Angel
400 Kemper Drive North
Madison, TN 37115

Send Tax Bills To:
Paul J. Angel and Martha E. Angel
400 Kemper Dr. North
Madison, TN 37115

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 **Paul J. Angel and Martha E. Angel, Husband and wife**, 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: 400 Kemper Drive North, Madison, TN 37115
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 **Paul J. Angel and Martha E. Angel**, 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.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 20 day of August, 2013.

Federal National Mortgage Association

By: Evelyn Waithaka

Name: Evelyn Waithaka

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 Evelyn Waithaka, 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 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 20 day of August, 2013.

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
July 30, 2016

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

RT12146
Property: 400 Kemper Drive North, Madison, TN 37115

EXHIBIT "A"

The property mentioned and now further described as being in Madison, County of Davidson, State of Tennessee, to wit:

Being Lot No. 102 Kemper Heights Subdivision, Section 1, as of record in Book 2331, Pages 65 and 66, Register's Office for said County.

Said Lot No. 102 fronts 100 feet on the North side of Kemper Drive, North and runs back 322.8 feet on the West line and 195.4 feet on the East line to a dead line in the rear, measuring 199.5 feet thereon.

BEING the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from by Shapiro & Kirsch, LLP, Substitute Trustee, dated October 4, 2011 and recorded October 10, 2011 in Instrument No. 20111010-0078429, Register's Office for Davidson County, Tennessee.