BILL GARRETT, Davidson County
Trans:T20120073587 DEEDWARRSP
Recvd: 09/28/12 14:42 2 pgs
Fees:13.00 Taxes:518.56
20120928-0088737

THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19th day of September, 2012 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, hereinafter called Grantor, and Jose A. Carrillo and Isabel Carrillo,* their heirs and assigns, hereinafter called Grantee,

*husband and wife

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 4 on the Plan of Madison Meade, Section 2 "A" of record in Book 5210, Page 91, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid County.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20120629-0057410, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 19th day of September, 2012.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: _____
Elizabeth A. Cash

Limited Power of Attorney of record in Instrument No. 20081218-0121094, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 19th day of September, 2012.

_____
Notary Public

SHARON MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

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Property Address: 411 East Campbell Road, Madison, TN 37115
Parcel # 042-04-0-070.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Franklin American Mortgage Company
501 Corporate Centre Dr, Ste. 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or true value,
whichever is greater, for this transfer is $140,150.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2012.
Janel L Johnson
Notary Public
My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY