BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00
20121026-0098180

THIS INSTRUMENT PREPARED BY:
S. DeGraffenreaid
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Case No.: 12-035181

SPECIAL WARRANTY DEED

THIS DEED, between Everbank, organized and existing under the laws of the State of Florida, with its principal office located at Jacksonville, Florida, in the County of Duval, State of Florida, hereinafter called Grantor, and Federal National Mortgage Association, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, to-wit:

Being Lot 250, Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Instrument Number 20040420-0044507, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to grantor, Everbank by Judith A. Iverson and Daniel P. Iverson by Warranty Deed in Lieu of Foreclosure, filed at Instrument Number 20121026-0098179, in the Register's Office of Davidson County Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Everbank

BY: _____ Derrick Hittell

Title: Vice President

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick Hittell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Everbank, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Vice President.

WITNESS my hand and Official Seal at Office this 1st day of August, 2012.

Notary Public Leslie Tester

My Commission Expires: 3/7/2013

LESLIE TESTER
Notary Public, State of Florida
My Comm. exp. March 7, 2013
Comm. No. DD 855673

NOTAX/EXEMPT AGENCY
TCA CODE 67-4-409

Property Address:
7253 Legacy Drive
Antioch, Tennessee 37013
Map & Parcel - 182 06 0A 240.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES :
FNMA, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254