This Instrument Prepared by ~~and Return to:~~
Kelly Lipford
Law Office of Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax: (901)761-5690
FNMA # 4005037536

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0573

BILL GARRETT, Davidson County
Trans:T20130007307 DEEDQC
Recvd: 01/28/13 09:25 2 pgs
Fees:12.00 Taxes:0.00
20130128-0008569

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Federal National Mortgage Association,14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, for and in consideration of $0 ~~$10.00~~ and other good and valuable consideration do hereby quit claim and remise and release unto Magna Bank, the following described real estate located in the County of Davidson County, State of Tennessee, to-wit:

Described property located at 813 Bradley Place, Hermitage, TN 37076, in Davidson County, Tennessee, to wit:

Lot Number 14A, on the Plan of Zone Lot Division, Lots 4 thru 17, Meadows of Tulip Grove, Section One, of record in Book 5200, Page 612 as amended in Book 6231, Page 154 and Book 6250, Page 363, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060901-0108510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto the Grantor by Instrument of record in Substitute Trustee's Deed, recorded in Instrument Number 20120921-0085943, Register's Office for Davidson, Tennessee.

This property was inadvertently conveyed to Federal National Mortgage Association and Federal National Mortgage Association did not accept the deed."

IN TESTIMONY WHEREOF I (WE) have executed this instrument this the 7th day of December, 2012.

Federal National Mortgage Association
BY: John Curcio
TITLE: AVP

COUNTY OF Dallas
STATE OF Texas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Cuneo, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be the AVP, of Federal National Mortgage Association the within named bargainor, a corporation, and that he/she as such AVP, of Federal National Mortgage Association, having authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Trustee, by himself/herself as AVP.

WITNESS my hand and Notarial Seal at office this 7th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 4-15-2016

LEZA C. MAYES
Notary Public, State of Texas
My Commission Expires
April 15, 2016

Property Address: 813 Bradley Place, Hermitage, TN 37076

*$0

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is ~~$46,000.00~~, which is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 28th day of Dec., 2012.

NOTARY PUBLIC

Comm Exp. 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

Mail tax bills to: New Owner
Magna Bank
825 Timbercreek Drive
Cordova, TN 38018

S & K File # 12-035901

Tax ID-
075-11-0-189.00