BILL GARRETT, Davidson County
Trans:T20130007833 DEEDWARRSP
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Fees:23.00 Taxes:610.50



20130129-0009257

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-121200542S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Yolanda McQuiddy and Frederick Estes	SEND TAX BILL TO: Yolanda McQuiddy and Frederick Estes	MAP/PARCEL NUMBERS: 04204003500
(Name) 3240 Leewood Drive	(Name) 3240 Leewood Drive	
(Address) Nashville, Tn.	(Address) Nashville, Tn.	
(City) (State) (Zip) 37218	(City) (State) (Zip) 37218	

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 Yolanda McQuiddy and Frederick Estes, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 910 Highland Circle, 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 January 15, 2013, 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, 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 15th day of January, 2013.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/15

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00

Affiant

Subscribed and sworn to before me this 15th January, 2013

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 5-23-2016

EXHIBIT "A"

All that certain lot or parcel of land situated in the County of Davidson State of Tennessee, and being more particularly described as follows:

Being the South 1 1/2 acre of lot No. 14 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, Page 38 and 39, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point in the center line of Highland Circle, the common corner of Lots 14 and 20; thence with the line between said lots, easterly 529 feet to a point, a corner of Lots 14 and 16, in the North line of Lot 21; thence with the line between lots 14 and 16, N 03 degrees E 120 feet to a point; thence westerly 550 feet to a point in the center of line of Highland Circle, said point being 81.5 feet, more or less, South of the Common corner of Lots 14 and 15; thence with the center line of Highland Circle, Southerly 125.5 feet to the beginning.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed recorded 6/14/12, Instrument No. 20120614-0052339, in the Register's Office of Davidson County, Tennessee.

RE: 910 Highland Circle, 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 te 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: 910 Highland Circle, Madison, TN 37115