BILL GARRETT, Davidson County
Trans:T20130016521 DEEDWARRSP
Recvd: 02/28/13 09:33 3 pgs
Fees:18.00 Taxes:251.60
20130228-0019836

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12469

State of Tennessee
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $68,000.00

Affiant

Subscribed and sworn to before me, this 09th day of January, 2013.

Notary Public

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
My Commission Expires
January 06, 2014

Map/Parcel Number(s) 16204004300/

Address of New Property Owner(s):
Jennifer Beeman and Thomas Beeman
4913 Shihmen Drive
Antioch, TN 37013

Send Tax Bills To:
Jennifer Beeman and Thomas Beeman
4913 Shihmen Drive
Antioch, TN 37013

# 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 **Jennifer Beeman and Thomas Beeman,** 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: 4913 Shihmen Drive, Antioch, TN 37013
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 **Jennifer Beeman and Thomas Beeman**, 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 2nd day of January, 2013.

**Federal National Mortgage Association**

By: _____

JENNIFER HAGGERTY

Name:

ASST. VICE PRESIDENT

Title:

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared JENNIFER HAGGERTY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST. 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 2 day of January, 2013.

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

_____
Notary Public

My Commission expires: _____

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

**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**

**RT12469**
**Property: 4913 Shihmen Drive, Antioch, TN 37013**

EXHIBIT "A"

Land situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Antioch Park, Section 4, as of record in Book 4300, Page 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.

BEING the same property conveyed to Federal National Mortgage Association by Warranty Deed from Bettye J. Tomlinson, single, dated July 27, 2012 and recorded August 27, 2012 in Instrument No. 20120827-0076833, Register's Office for Davidson County, Tennessee.