BILL GARRETT, Davidson County
Trans:T20130020127 DEEDWARRSP
Recvd: 03/12/13 13:58 4 pgs
Fees:23.00 Taxes:1332.00
20130312-0024598

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-130100038S

After Recording Return To:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin Tennessee 37067-2908
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Rimon G. Makar and Janet G. Gerges	SEND TAX BILL TO: Rimon G. Makar and Janet G. Gerges	MAP/PARCEL NUMBERS: 132 15 0 068.00
(Name) 2704 Stormlight Ct	(Name) 2704 Stormlight Ct	
(Address) Nashville, TN 37217	(Address) Nashville, TN 37217	
(City) (State) (Zip)	(City) (State) (Zip)	

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 Rimon G. Makar and Janet G. Gerges, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 762 Peach Orchard Dr, Nashville, TN, 37204, 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 8th day of March 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 Maner Frank

Its: Partner

State of TN
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Maner 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 8 day of March, 2013

_____
Notary Public

My Commission Expires: _____

ANNA F. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2016

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 360,000.00

_____
Affiant

Subscribed and sworn to before me this March 8, 2013.

_____
Notary Public

My Commission Expires: 6/21/2014

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TN_REO_FNMASpecialWarrantyDeed.rdw
JMF AH LD 01/17/2010 rev.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Peach Orchard Hill, of record in Plat Book 6250, Page 728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated 8/23/2012, recorded 8/31/2012 in Instrument # 20120831-0078834, Davidson County, Tennessee Register of Deeds Office.

RE: 762 Peach Orchard Dr, Nashville, TN 37204

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: 762 Peach Orchard Dr, Nashville, TN 37204