This instrument prepared by:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Davidson County DEEDQC
Recvd: 03/26/13 09:07 5 pgs
Fees:27.00 Taxes:0.00
20130326-0029386

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Regions Bank
2050 Parkway Office Circle
Hoover, AL 35244

MAIL TAX STATEMENT TO:
Regions Bank
2050 Parkway Office Circle
Hoover, AL 35244

MAP PARCEL NUMBERS:
Map/Parcel:
102-03-0-080

Order: 7838576
Reference: 1689907821

46683339

FOR AND IN CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Federal National Mortgage Association** by these presents do hereby quitclaim and convey unto the said **Regions Bank**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer Title.

Being the same property conveyed to Federal National Mortgage Association by Deed from Shapiro & Kirsch, LLP of record as Instrument No. 20100331-0023903, said Register's Office.

This is unimproved ( ) property known as 512 Landau Drive, Nashville, Tennessee 37209
Improved (X)

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.

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
ATTN: RECORDING COORDINATORS

FANNIE MAE/NDTS
46683339 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

Witness our hand this 4th day of March, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Federal National Mortgage Association

By: _____

Printed Name & Title: Dan Outland, Ops Mgr

of National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Orange) ss

Before me, Melissa Ramirez, a Notary Public of the State and County aforesaid, personally appeared Dan Outland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Ops. Mgr of **National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association**, the within named bargainor, a federally chartered corporation, and that he/~~she~~ as such Ops. Mgr executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/~~herself~~ as Ops. Mgr.

NOTARY STAMP/SEAL

MELISSA RAMIREZ
COMM. #1994239
Notary Public - California
Orange County
My Comm. Expires Oct. 18, 2016

WITNESS my hand and official seal, at office in Santa Ana this 4th day of March, 2013.

_____
NOTARY PUBLIC

MY Commission Expires: 10/18/2016

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF Orange)

The actual consideration or value whichever is greater, for this transfer is $10.00.

Subscribed and sworn to before me this the 20th day of March, 2013.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 10/18/2016



EXHIBIT "A"
LEGAL DESCRIPTION

LOT NUMBER 1276, ON THE PLAN OF CHARLOTTE PARK, SECTION 18, OF RECORD IN BOOK 3600, PAGES 51 AND 52, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 1276 FRONTS 71.50 FEET ON THE NORTHEASTERLY SIDE OF LANDAU DRIVE AND EXTENDS BACK 1468 FEET ON THE NORTHWESTERLY LINE AND 136.9 FEET ON THE SOUTHEASTERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 88.55 FEET.

True Copy Certification

I, Rob Joffre, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Rob Joffre who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal



