Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of March, 2013 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, hereinafter called Grantor, and Edward J. Ryniec, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots 17, 18, 19 and 20 of Block A on the Map of Marthona Subdivision, not of record and described according to a copy of a survey by J.A. Medford, survey in December, 1937, as follows: Beginning at a point in the easterly margin of Exell Road East, 340.06 feet south of the southerly margin on Old Hickory Boulevard, thence Easterly 401.1 feet to a point which is 351.2 feet south of the south margin of Old Hickory Boulevard; thence South 1 degree 52 minutes West 89.3 to the corner of Lots 20 and 21; thence with the line between said lots Westerly 404.7 feet to the easterly margin of Exell Road East; thence with the margin of the same, Northerly 2 degrees 58 minutes 89.3 feet to the Point of Beginning.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20121031-0099930, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans:T20130028836 DEEDWARRSP
Recvd: 04/09/13 12:36 2 pgs
Fees:13.00 Taxes:416.25
20130409-0035080

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 22nd day of March, 2013.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: _____
Valerie Ann Spicer

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 22nd day of March, 2013.

_____
Notary Public

SHARON S. HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:

My Comm. Exp. 10-15-2013

****

Property Address: 109 East Marthona Road, Madison, TN 37115
Parcel # 042-15007000

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: New Owner
109 E. Marthona Rd.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or true value,
whichever is greater, for this transfer is $ 112,500.00
Ashley Salisbury
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April, 2013.
Connie J Buchanan
Notary Public
My Commission Expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

2159-097646-LC