BILL GARRETT, Davidson County
Trans:T20130069525 DEEDWARRSP
Recvd: 08/13/13 11:12 6 pgs
Fees:33.00 Taxes:636.40

20130813-0084872

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-130600232S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Julie Ann Stayton	SEND TAX BILL TO: Julie Ann Stayton	MAP/PARCEL NUMBERS: 172 12 0D 475.00
(Name)	(Name)	
(Address) 8236 PERSIA WAY	(Address) SAME	
(City) (State) (Zip) NASHVILLE, TN 37211	(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 Julie Ann Stayton, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 8236 Persia Way, Nashville, TN, 37211, 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 July 26th, 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 26th day of July, 2013.

MARK A. KREBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

_____
Notary Public

My Commission Expires: Jan. 9, 2016

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 172,000.00.

_____
Affiant

Subscribed and sworn to before me this July 26, 2013

MARK A. KREBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

_____
Notary Public

My Commission Expires: Jan. 9, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 521 on the Final Subdivision Plat, Town Center Homes at Lenox Village, Section III, as shown by plat appearing of record in Instrument No. 20060118-0006550, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed recorded 4/15/13, Instrument No. 20130415-0036899, in the Register's Office for Davidson County, Tennessee.

RE: 8236 Persia Way, Nashville, TN 37211

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: 8236 Persia Way, Nashville, TN 37211

"Exhibit C"

(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 constitutes and appoints Morris Hardwick Schneider, organized under the laws of the State of Tennessee, with an office for the conduct of business at 810 Crescent Centre Drive, Suite 280, Franklin, Tennessee 37067, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Tennessee and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Tennessee. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

BILL GARRETT, Davidson County
Trans:T20090042621 POA
Recvd: 06/25/09 14:47 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20090625-0059263

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 15 day of December, 2008

Witness

Witness

FANNIE MAE

Jason Allnutt, Vice President

Attest:

Julie Maynard, Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DALLAS

On this 15 day of December, 2008, before me appeared Jason Allnutt and Julie Maynard, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

Jill Moericke
Notary Public

My Commission Expires: 7/22/09



Prepared by:

Morris Hardwick Schneider
810 Crescent Centre Drive.
Suite 280
FRanklin, Tennessee 37067