BILL GARRETT, Davidson County
Trans:T20130070686 DEEDWARRSP
Recvd: 08/16/13 08:28 3 pgs
Fees:18.00 Taxes:203.87
20130816-0086194

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12431

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $59,100.00
Affiant
Subscribed and sworn to before me, this 8 day of August, 2013.
Rita B Mitchell
Notary Public

My Commission Expires: 1-5-2016

Map/Parcel Number(s) 07605011800/

Address of New Property Owner(s):	Send Tax Bills To:
Anthony Focx	Anthony Focx
653 Hidden Hill Drive	653 Hidden Hill Drive
Hermitage, TN 37076	Hermitage, TN 37076

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 Anthony Focx, UNMARRIED, 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: 653 Hidden Hill Drive, Hermitage, TN 37076
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 **Anthony Focx**, 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.

& ANTHONY FOCX

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 22nd day of July, 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 22 day of July, 2013.

_____
Notary Public

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

My Commission expires: _____

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

RT12431
Property: 653 Hidden Hill Drive, Hermitage, TN 37076

Property known as 653 Hidden Hill Drive Hermitage, TN 37076, County of Davidson

Being known and designated as Lot 124, Hidden Hill, Plan Book 4860, page 43, recorded 08/04/1975, being more fully described in Deed Instrument # 20011217-0139084, dated 12/13/01, recorded 12/17/01 in Davidson County Records.

Being the same property conveyed to Federal National Mortgage Association by deed from Shapiro & Kirsch, LLP dated 05/24/12 filed of record in Instrument No. 20120607-0049846, said Register's Office.

Being the same property conveyed to Anthony Focx by deed from Federal National Mortgage Association dated _____, of record in Instrument No. _____, said Register's Office.

Tax Map and Parcel ID is as follows 07605011800