SILL GARRETT, Davidson County
Trans:T20130083685 DEEDWARRSP
Recvd: 09/27/13 10:31 3 pgs
Fees:18.00 Taxes:392.20
20130927-0101711

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12655

NOTARIAL SEAL STATE OF OHIO
KATHLEEN A. SINGER, Notary Public
State of Ohio
My Commission Expires 5/6/2017

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $106,000.00
Affiant
Subscribed and sworn to before me, this 26 day of September, 2013.
Notary Public
My Commission Expires: 5/6/2017

Map/Parcel Number(s) 142050B00200CO/

Address of New Property Owner(s):
Meagan Bass and Scott D. Bass
8300 Sawyer Brown Road, A-302
Nashville, TN 37221

Send Tax Bills To:
Meagan Bass and Scott D. Bass
8300 Sawyer Brown Road, A-302
Nashville, TN 37221

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 **Meagan Bass and Scott D. Bass,** Husband and Wife, 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: 8300 Sawyer Brown Road, A-302, Nashville, TN 37221
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 **Meagan Bass and Scott D. Bass,** 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.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 18th day of September, 20 13.

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 18 day of Sept, 20 13.

_____

Notary Public

CHRISTINA C. THOMASON
Notary Public, State of Texas
My Commission Expires
September 04, 2017

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

RT12655
Property: 8300 Sawyer Brown Road, A-302, Nashville, TN 37221

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A-302, together with the carport designated No. A-302-C, in River Plantation Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, and amended in Book 4675, Pages 103, 104 and 105, of the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description.

Together with the undivided interest in common elements declared in Master Deed and By-Laws appurtenant to such unit.

Being the same property conveyed to Federal National Mortgage Association by Quit Claim Deed from Reverse Mortgage Solutions, Inc., dated July 3, 2013 and recorded July 15, 2013 in Instrument No. 20130715-0072868, Register's Office for Davidson County, Tennessee.