BILL GARRETT, Davidson County
Trans:T20130085113 DEEDWARRSP
Recvd: 10/02/13 11:20 3 pgs
Fees:18.00 Taxes:610.50
20131002-0103410

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12637

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $165,000.00
Affiant
Subscribed and sworn to before me, this 1 day of October, 2013.
Notary Public
My Commission Expires: 5/6/2017

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

Map/Parcel Number(s) 01100006600/

Address of New Property Owner(s):
Jeff F. Popp
3012 Greer Road
Goodlettsville, TN 37072

Send Tax Bills To:
Jeff F. Popp
3012 Greer Road
Goodlettsville, TN 37072

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 **Jeff F. Popp,** married, 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: 3012 Greer Road, Goodlettsville, TN 37072
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 **Jeff F. Popp**, 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 23rd 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 25 day of Sept, 20 13.

_____
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

RT12637
Property: 3012 Greer Road, Goodlettsville, TN 37072

EXHIBIT "A"

Situated in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey by John R. Alley, Surveyor, dated June, 1965, as follows:

Beginning at an iron spike set in the center of Greer Road, the Southwest corner of the Elizabeth Tate property; thence with Tate's Westerly line, N 11 deg. 40' E, 36 feet to a stake, Elizabeth Tate's Northwest corner; thence with Tate's Northerly line, S 85 deg. E 304 feet to a hickory stump, and N 66 deg. E 230 feet to a post, Tate's Northeast corner and a corner with Mrs. Alma Spivey; thence with Spivey's Northerly line, N 66 deg. E 129 feet to a stone monument in Spivey's Westerly line; thence with Spivey's Westerly line, N 16 deg. E 291 feet to a stone monument; thence with Spivey's Northerly line, S 86 deg. 30' E 415 feet to a stake; thence with Spivey's Westerly line, a marked line, N 4 deg. E 749 feet to a marked hickory; thence along an old marked line, N 86 deg. 30' W 948 feet to a marked hickory, a corner with Burnette; thence with Burnett's Easterly S 2 deg. 30' W 495 feet to a pile of stone, a corner with Burnette; thence with Burnett's Southerly line, N 86 deg. 30' W 391 feet to a point; thence S 9 deg. E 733 feet to an iron spike set in the center of Greer Road; thence with the center of the same, S 77 deg. 40' E 55 feet to the point of beginning, more or less.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated April 30, 2013 and recorded May 3, 2013 in Instrument No. 20130503-0045048, Register's Office for Davidson County, Tennessee.