BILL GARRETT, Davidson County
Trans:T20140015294 DEEDWARRSP
Recvd: 03/06/14 09:00 3 pgs
Fees:18.00 Taxes:813.63
20140306-0018721

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12712

NOTARIAL SEAL STATE OF OHIO
STEPHANIE ZYTOWIECKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Medina County
My Comm. Exp. 8/4/18

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $219,900.00
Affiant
Subscribed and sworn to before me, this 4 day of March, 20 14.
Notary Public
My Commission Expires:

Map/Parcel Number(s) 046 16002000

Address of New Property Owner(s):
Jesse Sproul and Melissa Sproul
497 Hogan Road
Nashville, TN 37220

Send Tax Bills To:
Jesse Sproul and Melissa Sproul
497 Hogan Road
Nashville, TN 37220

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, **Fannie Mae a/k/a Federal National Mortgage Association** said grantor does hereby bargain, sell, transfer and convey unto **Jesse Sproul and Melissa Sproul,** 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: 497 Hogan Road, Nashville, TN 37220
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 **Jesse Sproul and Melissa Sproul**, and his/her/their assigns, forever.

Said **Fannie Mae a/k/a 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 **Fannie Mae a/k/a Federal National Mortgage Association**, has executed this deed this 21 day of February, 20 14.

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

Fannie Mae a/k/a Federal National Mortgage Association

By: _____

Name: STEPHANIE JACKSON

Title: ASST. VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared STEPHANIE JACKSON, 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 **Fannie Mae a/k/a 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 21 day of February, 20 14.

_____
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

RT12712
Property: 497 Hogan Road, Nashville, TN 37220

EXHIBIT "A"

All that certain parcel of land situated in the County of Davidson, State of Tennessee being known and designated at Lot 71, Section IV, Brentwood Hall, according to the plat thereof recorded in Plat Book 2083, Page 90, being more fully described in Deed Instrument Number 200703280037029, dated March 8, 2007, recorded March 28, 2007 in Davidson County Records.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, dated June 28, 2013 and recorded June 28, 2013 in Instrument No. 20130628-0067119, Register's Office for Davidson County, Tennessee.