BILL GARRETT, Davidson County
Trans:T20140022589 DEEDWARRSP
Recvd: 04/03/14 14:15 3 pgs
Fees:18.00 Taxes:283.61

20140403-0027850

THIS INSTRUMENT PREPARED BY & RETURN TO:
RCO Legal, P.S.
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 26th day of March, 2014, by and **between Fannie Mae A/K/A Federal National Mortgage Association** as party of the first part, located at P.O. Box 650043, Dallas, TX 75265-0043 and, **Arturo Castro Hurtado,** party of the second part located at 632 Bixler Ave, Madison, TN 37115;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 7, on the Final Plat of Section I, Shannon Place Subdivision, as shown by plat appearing of record in Plat Book 11190, Page 55, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Property: 612 Redbird Court Madison TN 37115
Parcel ID No.: 04301023400

The Last recorded Deed was filed of record at Instrument # 20130725-0076983, in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Fannie Mae A/K/A Federal National Mortgage Association**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association By RCO Legal, PS, as Attorney-in-Fact by Power of Attorney recorded at Instrument No. 13135947, Shelby County, Tennessee Register of Deeds

BY: _____

TITLE: ~~By Makishia Anderson, Attorney~~ in Fact
Managing Attorney

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ma'Kishia Anderson of RCO Legal, PS as Attorney-in-Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf RCO Legal, PS as Attorney-in-Fact of **Fannie Mae A/K/A Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 26th day of March, 2014

Heather A Knuth
Notary Public

HEATHER A. KNUTH NOTARY PUBLIC COBB COUNTY, GEORGIA

My Commission Expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2017

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Property: 612 Redbird Court Madison TN 37115
Parcel ID No.: 04301023400
File Number: FNM2014030441TN1

Mail Tax Notices To and Property Owner:
Arturo Castro Hurtado
632 Bixler Ave
Madison, TN 37115

I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,650.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 03/26/14.

Notary Public

HEATHER A. KNUTH NOTARY PUBLIC COBB COUNTY, GEORGIA

My Commission Expires: Notary Public, Cobb County, Georgia My Commission Expires February 9, 2017