BILL GARRETT, Davidson County
Trans:T20140032452 DEEDWARRSP
Recvd: 05/12/14 08:07 4 pgs
Fees:23.00 Taxes:542.05

20140512-0040042

14-09765

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO GRANTEE AT:
Valerie L. Jephson
801 Vantrease Road, Madison, TN 37115

****

PROPERTY ADDRESS:

801 Vantrease Road, Madison, TN 37115

****

MAP PARCEL NUMBERS: 051.03-0-013.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fannie Mae a/k/a Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Valerie L. Jephson ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 801 Vantrease Road, Madison, TN 37115.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2014, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized A.V.P. on this the 17 day of April, 2014.

Grantor: **Fannie Mae a/k/a Federal National Mortgage Association**

By: _____

Name: Gina Dennis

Title: Assistant Vice President

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Gina Dennis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Assistant Vice President of **Fannie Mae a/k/a Federal National Mortgage Association,** and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as A.V.P.

Witness my hand and seal at Office in Dallas, Texas, this 17 day of April, 2014.

_____
Notary Public

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

My Commission Expires: _____

****

STATE OF TEXAS

COUNTY OF DALLAS

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $146,500.00.

_____
Fannie Mae a/k/a Federal National Mortgage Association -Affiant

Subscribed and sworn to before me this the _____ day of _____, _____

_____
Notary Public

My Commission Expires: _____

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized _____ on this the 17 day of April, 2014.

Grantor: **Fannie Mae a/k/a Federal National Mortgage Association**

By: _____

Name: Gina Dennis

Title: Assistant Vice President

FEDERAL NATIONAL MORTGAGE ASSOCIATION CORPORATE SEAL 1938

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Gina Dennis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Assistant Vice President of **Fannie Mae a/k/a Federal National Mortgage Association,** and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as _____.

Witness my hand and seal at Office in _____, _____, this 17 day of April, 2014.

_____
Notary Public

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

My Commission Expires: _____

****

STATE OF ~~TEXAS~~ TN

COUNTY OF DALLAS Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $146,500.00.

_____
~~Fannie Mae a/k/a Federal National Mortgage Association~~ Affiant
Valerie L Jephson VLJ

Subscribed and sworn to before me this the 29 day of April, 2014

_____
Notary Public

My Commission Expires: 7-30-14

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

EXHIBIT "A"

The following described tract/parcel of land in Davidson County, State of Tennessee, describes as follows, to-wit:

Being Lot No. 11 on the Map of Blair Heights, Section One, as of record in Book 2133, Page 18, Register's Office for said County.

Being the same property conveyed to Charles Huffaker and Almyria Huffaker by Deed recorded 5-19-08 as Instrument # 200805190051182 in the Office of the Davidson County Register of Deeds; and

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated January 24, 2014 and recorded on January 27, 2014 in Instrument # 20140127-0007083 in the Office of the Register of Deeds, Davidson County, Tennessee.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223