BILL GARRETT, Davidson County
Trans:T20140032513 DEEDWARRSP
Recvd: 05/12/14 09:15 3 pgs
Fees:18.00 Taxes:444.00
20140512-0040138

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12782

NOTARIAL SEAL
STATE OF OHIO

ROSEMARIE MOWLS
Notary Public, State of Ohio
Geauga County
My Commission Expires
April 23, 2016

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2014.

Notary Public

My Commission Expires: 4-23-16

Map/Parcel Number(s) 14805011700/

Address of New Property Owner(s):	Send Tax Bills To:
Inocencia Santiago	Inocencia Santiago
312 Willard Drive	312 Willard Drive
Nashville, TN 37211	Nashville, TN 37211

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 **Inocencia Santiago,** Single, 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: 312 Willard Drive, Nashville, TN 37211
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 **Inocencia Santiago**, 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 30 day of April, 2014.

Fannie Mae a/k/a Federal National Mortgage Association

By: _____

Name: Gina Dennis

Title: Assistant 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 Gina Dennis, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant 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 30 day of April, 2014.

_____
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

RT12782
Property: 312 Willard Drive, Nashville, TN 37211

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Haywood Acres Subdivision, as of record in Book 2900, Page 17, Register's Office for said County.

Said Lot No. 99 fronts 140.0 feet on the Easterly margin of Willard Drive and extends back 270 feet on the Northerly line and 240.4 feet on the Southerly line to a dead line, measuring 103.3 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated February 19, 2014, recorded February 25, 2014 in Instrument No. 20140225-0016177, Register's Office for Davidson County, Tennessee.