BILL GARRETT, Davidson County
Trans:T20140033462 DEEDWARRSP
Recvd: 05/14/14 10:32 4 pgs
Fees:23.00 Taxes:321.90
20140514-0041285

13-09562

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: New owner
Robert Lopinski and Jennifer Lopinski
4421 Juneau Drive
Hermitage, TN 37076

****

PROPERTY ADDRESS:

4421 Juneau Drive, Hermitage, TN 37076

****

MAP PARCEL NUMBERS: 075.07-0-009.00

****

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 Robert Lopinski and Jennifer Lopinski, husband and wife, ("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, 4421 Juneau Drive, Hermitage, TN 37076.

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 _____ on this the 18th day of March, 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 18 day of March 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

See attached

VALUATION AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is ~~$87,000.00~~.

_____
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: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Tulip Grove Subdivision, Section 1, as shown on plat of record in Plat Book 3700, Page 106, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 6 fronts 90.0 feet on the Westerly margin of Juneau Drive and runs back between lines measuring 149.52 feet on the Northerly line and 149.68 feet on the Southerly line to a dead line measuring 90.0 feet thereon.

BEING the same property conveyed to Madonna Ellen Wilkinson by Quitclaim Deed dated January 21, 2003, of record in Instrument Number 20030128-0011411, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated December 17, 2013, of record in Instrument Number 20131218-0127911, in the Register's Office for Davidson County, Tennessee.

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

****

STATE OF DALLAS

COUNTY OF TEXAS

VALUATION AFFIDAVIT

$87,000.00

The actual consideration or value whichever is greater, for this transfer is [redacted]

Randall Reynolds, Assistant Vice President

REO Management Solutions, LLC

As Attorney-In-Fact for Fannie Mae

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

Subscribed and sworn to before me this the 21 day of Febuary, 2014

Brittany Aguilera

Notary Public

My Commission Expires: 6-6-17

BRITTANY AGUILERA
Notary Public, State of Texas
My Commission Expires
June 06, 2017