BILL GARRETT, Davidson County
Trans:T20140046035 DEEDWARRSP
Recvd: 06/27/14 15:26 4 pgs
Fees:23.00 Taxes:592.00
20140627-0056700

13-09082

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
Harry R. Powell and Diane J. Powell

109 Summit Run Place
Hermitage, TN 37076

****

PROPERTY ADDRESS:

109 Summit Run Place Hermitage, TN 37076

****

MAP PARCEL NUMBERS: 086.03-0A-003.00 CO

****

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 AKA **Federal National Mortgage Association** (Grantor), show address is, 14221 Dallas Parkway Ste. 1000 Dallas, TX 75254, has this day bargained and sold, and does hereby transfer and convey unto Harry R. Powell and Diane J. Powell ("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, 109 Summit Run Place, 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.

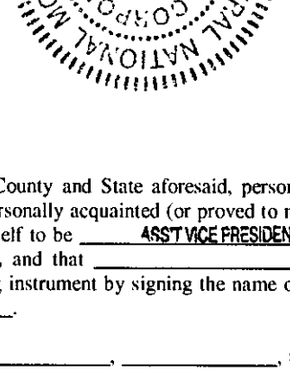
In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized _____ on this the _____ day of _____, 2014.

Grantor: **Fannie Mae AKA Federal National Mortgage Association**

By: _____

Name: CHRISTOPHER IRBY

Title: ASST VICE PRESIDENT



STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, CHRISTOPHER IRBY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be ASST VICE PRESIDENT of Fannie Mae AKA **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 20 day of June, 2014.

_____
Notary Public

My Commission Expires: _____

****

STATE OF Tennessee

COUNTY OF Davidson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $160,000.00.

Harry R. Powell-Affiant

Diane J. Powell - Affiant

Subscribed and sworn to before me this the 24th day of June, 2014

Notary Public

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

EXHIBIT "A"

All that certain parcel of land situate in the city of Hermitage, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of Summit Run, Phase 1, a Planned Unit Development, of record in Book 9700, Page 334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to James R. McGlocklin, and unmarried man, by Deed dated January 22, 2007 and of record as Instrument No. 200701230009115 in the Office of the Davidson County Register.

Further being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated August 29, 2013 and of record as Instrument No. 20130905-0093612 in the Office of the Davidson County Register.

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