Davidson County DEEDWARRSP
Recvd: 09/18/14 16:38 4 pgs
Fees:23.00 Taxes:533.91
20140918-0085987

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 28th day of August, 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, **RAVEN QUINN,*** party of the second part located at 140 Del Crest Dr, Nashville, TN 37217;

*unmarried

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:

A CERTAIN TRACT OR PARCEL LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TN BEING LOT NO. 133 ON THE PLAN OF PRIEST LAKE, SECTION 3, OF RECORD IN BOOK 4460, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THE PROPERTY SUBJECT TO RESTRICTIVE COVENANTS/DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT(S) OF RECORD IN BOOK 4505, PAGE 774, SAID REGISTER'S OFFICE.

THIS CONVEYANCE, IS MADE SUBJECT ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

Property: 140 Del Crest Dr Nashville TN 37217
Parcel ID No.: 136-07-0-083.00

The Last recorded Deed was filed of record at Instrument Number 20140116-0004345 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:_____
By Brian Widener, Attorney in Fact

TITLE: Closing Partner

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BRIAN WIDENER 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 28th day of August, 2014.

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

Notary Public

My Commission Expires:_____

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Property: 140 Del Crest Dr Nashville TN 37217
Parcel ID No.: **136-07-0-083.00**
File Number: FNM2013124375TN1

Mail Tax Notices To and Property Owner:
Raven Quinn
140 Del Crest Dr
Nashville, TN 37217

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 144,300 ~~$149,300.00~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

PM

Affiant
By Brian Widener, Attorney in Fact
Closing Partner

Subscribed and sworn to before me this 1/28/2014.

Notary Public

My Commission Expires: _____

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

