BILL GARRETT, Davidson County
Trans:T20140087795 DEEDWARRSP
Recvd: 11/21/14 11:17 5 pgs
Fees:27.00 Taxes:0.00
20141121-0107379

PREPARED BY
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, Georgia 30329

RETURNED TO:
PRIORITY TRUSTEE SERVICES OF TN, LLC
Substitute Trustee
1587 Northeast Expressway
Atlanta, Georgia 30329
PHONE: 770-234-9181
FAX: 770-234-9192

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 11th day of November, 2014, by and between:

Sun West Mortgage Company, Inc., party of the first part, and, **Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America,** party of the second part located at 14221 Dallas Parkway, Suite 1000, Dallas, TX, 75254.

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:

The following described tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 of Section "B", on the plan of E.I. duPont deNemours and Company's Subdivision, of record in Book 1424, page 67, Register's Office for Davidson County.

Said Lot No. 131 fronts 55 feet on the easterly side of Turner Street and extends back 81.5 feet on the northerly line 103.7 feet on the southerly line, to a dead line, measuring 60.5 feet thereon.

Being the same property conveyed to Frances P. Ferguson and Marjorie M. Campbell by deed from Elmer H. Newsom and wife, Flora M. Newsom by deed of record in Book 4150, Page 622, Register's Office for Davidson County, Tennessee.

Property known as: 1407 Turner St, Old Hickory TN 37138

File No.: 1R149414

Parcel ID # 053.03-0-418.00

The improvements thereon being commonly known as 1407 Turner Street, Old Hickory, Tennessee 37138.

Being the same lot or parcel of ground which by Deed Dated June 19, 2003 and Recorded among the Land Records of Davidson County in Instrument #20030624-0086996, was granted and conveyed by Roger K. Smith, Trustee, his successors and assigns unto Frances P. Ferguson and Marjorie M. Campbell a joint tenancy with right of survivorship and not as tenants-in-common ownership.

Being the same property conveyed to Grantors herein from Priority Trustee Services of TN, LLC, Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No. 20141030-0100106, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereaditaments 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 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 **Sun West Mortgage Company, Inc.**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Sun West Mortgage Company, Inc.

BY: _____

TITLE: Chief Operating Officer

STATE OF California

COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____, 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 the _____ of **Sun West Mortgage Company, Inc.**, 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 _____day of _____, _____.

See attached

_____

Notary Public

My Commission Expires:_____

File No.: 1R149414

ACKNOWLEDGMENT

State of California
County of Los Angeles

On 11/11/14 before me, **Christina Hornsby**, a notary public, personally appeared Poonkuzhali Vallinayagam, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

My Commission expires: 3/22/18

CHRISTINA HORNSBY
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. #2062025
Comm. Expires Mar. 22, 2018

Ref#: 111154028000
Name: Ferguson
Document: Special Warranty Deed

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File No.: **1R149414**
Loan Number: **111154028000**
Property Address: **1407 Turner St, , Old Hickory, TN 37138**
Tax Parcel ID No.: **053.03-0-418.00**

Mail Tax Notices To and Property Owner:

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America
14221 Dallas Parkway, Suite 1000
Dallas, TX, 75254

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 $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of November, 2014

Notary Public

My Commission Expires: August 25, 2016

RONTAVIA McGEE NOTARY PUBLIC MY COMMISSION EXPIRES COBB COUNTY, GEORGIA