Davidson County DEEDWARRSP
Recvd: 01/09/15 13:33 3 pgs
Fees:18.00 Taxes:602.73
20150109-0002610

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 19th day of December, 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, **Elijiah Peavler and Michael Peavler and Terrilee Peavler,** party of the second part located at 704 Milbridge Ct, Antioch, TN 37013;

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:

Described property located in Davidson County, Tennessee, to-wit:

Lot Number 90 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Property: 704 Milbridge Ct Antioch TN 37013
Parcel ID No.: 137130A09000CO

The Last recorded Deed was filed of record at Document No. 20131226-0129790, 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: Lacey Griffith

TITLE: Attorney in Fact for FNMA

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lacey Griffith 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 23rd day of December, 2014.

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

Notary Public

My Commission Expires:_____

****

Property: 704 Milbridge Ct Antioch TN 37013
Parcel ID No.: 137130A09000CO
File Number: FNM2014110989TN1

Mail Tax Notices To and Property Owner:
Elijiah Peavler and Michael Peavler and Terrilee Peav
704 Milbridge Ct
Antioch, TN 37013

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 $162,900.00 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 12/19/14.

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, Jill Stoumen, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of GA

County of Dekalb

Personally appeared before me, Martha Ankerbrand, a notary public for this county and state, Jill Stoumen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

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