Davidson County DEEDQC
Recvd: 01/12/15 07:31 4 pgs
Fees:22.00 Taxes:0.00
20150112-0002718

This Instrument Prepared By:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Order No. 9404033
Reference No. 4005321572

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
SunTrust Mortgage, Inc.	SunTrust Mortgage, Inc.	135-10-0C-098.00CO
11013 West Broad Street	11013 West Broad Street	
Mail Code WMRK-3024	Mail Code WMRK-3024	
Glen Allen, Virginia 23060	Glen Allen, Virginia 23060	

FOR AND IN CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Federal National Mortgage Association** by these presents do hereby quitclaim and convey unto the said **SunTrust Mortgage, Inc.**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer of Title.

Being the same property conveyed to Federal National Mortgage Association by Deed from Arnold M. Weiss, Substitute Trustee of record as Document No. 20131112-0116760, said Register's Office.

This is unimproved (X) property known as 3104 Deercreek Trail South, Nashville, Tennessee 37217
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 6 day of January, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Federal National Mortgage Association

By: _____
First American Title Insurance Company, Attorney-in-Fact for Federal National Mortgage Association
Printed Name & Title: Nancy Diaz, Closer

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Orange) ss

Before me, Andrea Rebecca Cruz, a Notary Public of the State and County aforesaid, personally appeared Nancy Diaz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Closer of **First American Title Insurance Company, Attorney-in-Fact for Federal National Mortgage Association**, the within named bargainor, a Federally Chartered Corporation, and that he/she as such Closer executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Closer.

NOTARY STAMP/SEAL

ANDREA REBECCA CRUZ
COMM. #1969478
Notary Public - California
Riverside County
My Comm. Expires Feb. 13, 2016

WITNESS my hand and official seal, at office in Santa Ana, CA this 6 day of January, 2015.

Andrea Rebecca Cruz
NOTARY PUBLIC
MY Commission Expires: 2-13-16

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF Orange)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $10.00.
Subscribed and sworn to before me this the 6 day of January, 2015.

(Affix Seal)

_____
Affiant

Andrea Rebecca Cruz
Notary Public
My Commission Expires: 2-13-16

ANDREA REBECCA CRUZ
COMM. #1969478
Notary Public - California
Riverside County
My Comm. Expires Feb. 13, 2016

EXHIBIT "A"
Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 92 ON THE PLAN OF RANSOM PARK, SECTION FOUR OF RECORD IN INSTRUMENT NO. 20040323-0032419, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING PLAT NOTES, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

True Copy Certification

I, Deborah Estrada, 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 California

County of Orange

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

Andrea Rebecca Cruz
Notary's Signature

My Commission Expires: 2-13-16
Notary' Seal (if on paper)

ANDREA REBECCA CRUZ
COMM. #1969478
Notary Public · California
Riverside County
My Comm. Expires Feb. 13, 2016