BILL GARRETT, Davidson County
Trans:T20150006368 DEEDWARRSP
Recvd: 01/27/15 09:01 7 pgs
Fees:38.00 Taxes:314.50
20150127-0007527

Prepared By
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-141100762S

Return To:
MORRIS SCHNEIDER WITTSTADT, LLC
3475 DALLAS HIGHWAY
BUILDING 300 SUITE 320
MARIETTA, GA. 30064

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Martha C. Young	SEND TAX BILL TO: Martha C. Young	MAP/PARCEL NUMBERS: 042-11-0A-015.00
(Name) 420 Walton Lane, Unit 77	(Name) 420 Walton Lane, Unit 77	
(Address) Madison, TN 37115	(Address) Madison, TN 37115	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Martha C. Young, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1015 Heritage Drive, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the Dec. 23, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Fannie Mae a/k/a Federal National Mortgage Association by Morris Schneider Wittstadt, LLC as Attorney in Fact

By: [signature] as attorney in fact

Name: Lynne W. Sparks

Its: Attorney

State of Ga.
County of Cobb

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Lynne W. Sparks who acknowledged to me that she/he is Attorney (Title of person signing) of Morris Schneider Wittstadt (Name of Company), the attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043, and that in its capacity as attorney-in-fact for Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043 and the attorney-in-fact for said Grantor to do so.

JENNI L. FAIRES NOTARY My Comm. Expires February 5, 2018 PUBLIC COBB COUNTY, GEORGIA

Given under my hand and seal this the 23rd day of December, 2014.

[signature]
Notary Public
My Commission Expires: _____

State of GA
County of Cobb

The actual consideration or value, whichever is greater, for this transfer is $ 85,001.00

[signature]
Affiant

Subscribed and sworn to before me this 12-23-14.

ANNA C. DOUGHERTY NOTARY My Comm. Expires July 8, 2018 PUBLIC FULTON COUNTY, GEORGIA

[signature]
Notary Public
My Commission Expires: _____

RE: 1015 Heritage Drive, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1015 Heritage Drive, Madison, TN 37115

EXHIBIT "A"

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

Unit Number 1015, on the Plat of Heritage Village Condominiums, of record in Plat Book 4675, Page 46, Register's Office for Davidson County, Tennessee, together with the carport designated Number 1015, as shown in and described by the Master Deed Establishing Horizontal Property Regimes with respect to Heritage Village Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, Register's Office for Davidson County, Tennessee.

Subject to all Restrictions, Covenants, Reservations, and Minimum Building Set-back Lines and Ingress and Egress Easements and installation and maintenance of Utility and Drainage Facilities as stated on applicable plat of record and all amendments thereto recorded.

Being the same property conveyed to Federal National Mortgage Association by Warranty Deed in Lieu of Foreclosure recorded 10/29/2014, Instrument Number 20141029-0099924, in the Register's Office for Davidson County, Tennessee.

RE: 1015 Heritage Drive, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

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2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

Exhibit "C"

BILL GARRETT, Davidson County
Trans:T20140078651 POA
Recvd: 10/20/14 09:58 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20141020-0096327

After Recording Return To:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin Tennessee 37067-2908

Prepared by:
Federal National Mortgage Association
14221 Dallas Pkwy, Suite 1000
Dallas, TX 75254

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Morris Schneider Wittstadt, organized under the laws of the state of Tennessee, with an office for the conduct of business at 3343 Aspen Grove Drive, Suite 240, Franklin, TN 37067 as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties or co-op properties owned by Fannie Mae in the state of Tennessee. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. June 30, 2015; or

2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 10th day of October, 2014.

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE

Toni Gary, Witness

Elonda Crockett, Vice President

ATTEST: [SEAL]

Raquel Black, Witness

Heidi Jones, Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 10th day of October 2014 before me appeared Elonda Crockett and Heidi Jones, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

[SEAL]

Colleen M. Ballard
Notary Public,
State of Texas
Expires:08-06-2018

Notary Public