BILL GARRETT, Davidson County
Trans:T20150012065 DEEDWARRSP
Recvd: 02/18/15 15:25 6 pgs
Fees:33.00 Taxes:723.91
20150218-0014188

Prepared By
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNF-141200806S

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: Markette Troy and Bobby Troy	SEND TAX BILL TO: Markette Troy and Bobby Troy	MAP/PARCEL NUMBERS: 176010B019.00
(Name) 180 Sophie Drive	(Name) . 180 Sophie Drive	
(Address) Antioch, TN 37013	(Address) Antioch, TN 37013	
(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 Markette Troy and Bobby Troy, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 180 Sophie Drive, Antioch, TN, 37013, 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 15th day of December, 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: _____

Name: JAMES DOSTER

Its: ATTORNEY

State of GEORGIA
County of COBB

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid JAMES DOSTER who acknowledged to me that she/he is ATTORNEY (Title of person signing) of MORRIS SCHNEIDER WITTSTADT, LLC (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.

Given under my hand and seal this the 15th day of December, 2014.

CAROLINE CASTRENZE NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 5, 2015

Notary Public

My Commission Expires: _____

State of GA
County of Cobb

The actual consideration or value, whichever is greater, for this transfer is $195,650.00

Affiant

Subscribed and sworn to before me this 1/29/15.

Notary Public

My Commission Expires: _____

ANNA C. DOUGHERTY NOTARY PUBLIC FULTON COUNTY, GEORGIA My Comm. Expires July 8, 2016

RE: 180 Sophie Drive, Antioch, TN 37013

EXHIBIT "A"

Situated in the COunty of Davidson and State of Tennessee:

The following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714 as corrected in Instrument No. 20050614-0067855, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by General Warranty Deed in Lieu of Foreclosure recorded 06/24/2014, Instrument Number 20140624-0055057, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning and regulations pertaining to said property and of record in the said Register's Office.

RE: 180 Sophie Drive, Antioch, TN 37013

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: 180 Sophie Drive, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20140078651 POA
Recvd: 10/20/14 09:58 2 pgs
Fees:12.00 Taxes:0.00
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.

609

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