BILL GARRETT, Davidson County
Trans:T20150083132 DEEDWARRSP
Recvd: 09/30/15 11:08 3 pgs
Fees:17.00 Taxes:0.00
20150930-0099267

15-12998

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****
SENT TAX BILLS TO:

Federal National Mortgage Association
14221 Dallas Parkway, Ste 1000, Dallas, TX 75254

ADDRESS OF NEW OWNER(S) AS FOLLOWS:

Federal National Mortgage Association
14221 Dallas Parkway, Ste 1000, Dallas, TX 75254
****

PROPERTY ADDRESS:

3119 Southlake Dr, Nashville, TN 37211

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MAP PARCEL NUMBERS: 119.15-0-051.00

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FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wells Fargo Bank, N.A.**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto **Federal National Mortgage Association** ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 3119 Southlake Dr, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2015, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Vice President Loan Documentation on this the 18th day of September, 2015.

Wells Fargo Bank, N.A.

Kimberly Peterson
Vice President Loan Documentation
Wells Fargo Bank, N.A.
09/18/2015

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 18th day of September, 2015 by Kimberly Peterson, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Kimberly Peterson [ ] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public _____
My commission expires 10/16/2017

DORIS R PHILLIPS
Notary Public - South Carolina
My Commission Expires
October 16, 2017

****

State of South Carolina
County of York

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $130,775.01.

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 18th day of September, 2015 by Kimberly Peterson, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Kimberly Peterson [ ] is personally known to me or [x] produced satisfactory evidence of identification.

Notary Public _____
My commission expires 10/16/2017

DORIS R PHILLIPS
Notary Public - South Carolina
My Commission Expires
October 16, 2017

EXHIBIT "A"

The following described real property, located in Davidson County, Tennessee, to-wit:

Lot No. 46, on the Plan of Southlake, Section 2, as of record in Book 2083, Page 84, in the Register's Office of Davidson County, Tennessee, described as follows: Beginning on the Westerly margin of Southlake Drive at the corner of Lots No. 45 and 46; thence with the line between said two lots, Westwardly 130 feet to the corner of Lots 45, 46 and 47; thence with the line between said Lots 46 and 47, Southwardly 111 feet to the Northerly margin of Lake Park Drive; thence with same, Eastwardly 105 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northeasterly 39.27 feet to the Westerly margin of Southlake Drive; thence with same, Northwardly 86 feet to the beginning.

BEING the same property conveyed to Linda D. Strange, a single woman, by Warranty Deed dated May 20, 2008 and of record in Instrument Number 20080627-0066393, in the Office of the Davidson County Register of Deeds.

FURTHER BEING the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated July 22, 2015 and of record in Instrument Number 20150807-0079028, in the Office of the Davidson County Register of Deeds.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223