BILL GARRETT, Davidson County
Trans:T20160017959 DEEDWARRSP
Recvd: 03/04/16 10:47 3 pgs
Fees:18.00 Taxes:1402.70

20160304-0020898

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

Order No. 10076585
Reference No. 1705616846
CERT# 25776772

19397

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
MGIC	MGIC	098-06-0A-182.00-[illegible]
270 East Kilbourn	270 East Kilbourn	
Milwaukee, Wisconsin 53202	Milwaukee, Wisconsin 53202	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Federal National Mortgage Association,** whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, has this day bargained and sold, and does hereby transfer and convey unto the said **Mortgage Guaranty Insurance Corporation**, Grantee herein, its successors and assigns, whose mailing address is 270 East Kilbourn, Milwaukee, Wisconsin 53202, certain real estate in Davidson County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 166, ON THE PLAN OF PHASE TWO, SECTION A, BRIDGEWATER, OF RECORD IN INSTRUMENT NO. 20061207-0151485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Federal National Mortgage Association by Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership of record as Instrument No. 20151016-0105607, said Register's Office.

The express purpose of this conveyance is to Transfer Title.

This is unimproved (X) property known as 2008 Hawks Nest Drive, Hermitage, Tennessee 37076
Improved

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

I/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 of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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 8th day of February, 2016, 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: Yolandi Buitendag
Printed Name & Title: Yolandi Buitendag, AVP

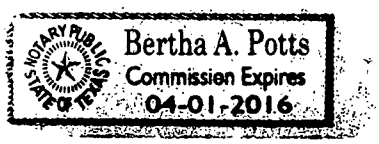
ACKNOWLEDGMENT

STATE OF TX)

COUNTY OF Dallas) ss

Before me, Bertha Potts, a Notary Public of the State and County aforesaid, personally appeared Yolandi Buitendag with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be AVP of **Federal National Mortgage Association**, the within named bargainor, a Federally Chartered Corporation, and that he/she as such AVP executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as AVP.

NOTARY STAMP/SEAL



WITNESS my hand and official seal,
at office in Dallas this 8th day of February, 2016.

Bertha A Potts
NOTARY PUBLIC Bertha A. Potts
MY Commission Expires: 04-01-2016

AFFIDAVIT OF VALUE

STATE OF TX)

COUNTY OF Dallas)

The actual consideration or value whichever is greater, for this transfer is ~~$10.00~~ $379,107.65

Subscribed and sworn to before me this the 8th day of February, 2016.

(Affix Seal)

Affiant

Notary Public Bertha A. Potts

My Commission Expires: 04-01-2016

Bertha A. Potts
Commission Expires
04-01-2016