15-13095

This instrument prepared by:

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

BILL GARRETT, Davidson County
Trans:T20160036082 DEEDWARRSP
Recvd: 05/02/16 13:42 4 pgs
Fees:23.00 Taxes:555.00
20160502-0042789

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Galileo Moreno
13707 Old Hickory Blvd
Antioch, TN 37013

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Galileo Moreno
13707 Old Hickory Blvd
Antioch, TN 37013

****

PROPERTY ADDRESS:

13707 Old Hickory Blvd, Antioch, TN 37013

****

MAP PARCEL NUMBERS: 182.00-0-052.00

****

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, **Fannie Mae AKA Federal National Mortgage Association** (Grantor), 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 has this day bargained and sold, and does hereby transfer and convey unto Galileo Moreno ("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, 13707 Old Hickory Blvd, Antioch, TN 37013.

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 2016, 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 Attorney in Fact on this the 14 day of March, 2016.

GRANTOR(S)

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title as Attorney in Fact pursuant to Power of Attorney of record in Instrument Number 20150825005564, Deed Book ___, Page ___ in the Office of the Davidson County Register of Deeds.

By: Jennifer L. Pennell

Title: Attorney

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Jennifer L. Pennell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be Attorney of MF Title of Kentucky, Inc., d/b/a MF Title, d/b/a US TITLE, as Attorney in Fact for FANNIE MAE a/k/a Federal National Mortgage Association and that she, as such, executed the foregoing instrument by signing the name of the company by himself/herself as attorney.

Witness my hand and seal at Office in Jefferson County, Kentucky, this 14 day of March, 2016.

Notary Public

My Commission Expires: August 28, 2016
#540944

GRETCHEN M. BURTON
My Commission Expires
NOTARY PUBLIC
08-28-2019
STATE AT LARGE, KENTUCKY

****

STATE OF TN

COUNTY OF Williamson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Galileo Moreno - Affiant

Subscribed and sworn to before me this the 15 day of March, 2016

Penny C Worley

Notary Public

My Commission Expires: 2.19.20

PENNY C WORLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

The property further described as being in Davidson County, Tennessee, to-wit:

Land situated in the 5th Civil District, Davidson County, Tennessee and being Tax Map 182.00, Parcel 52 conveyed to James & Adell Johnson in Deed Book 2489, Page 21 and being described as follows:

BEGINNING at the intersection of Old Hickory Boulevard (formerly Hobson Pike) and Whittenmore Lane, thence with the next four calls along the centerline of Old Hickory Boulevard: S 65° 12' 36" E, a distance of 13.37' to the point; S 73° 36' 31" E, a distance of 35.59' to a point; S 80° 14' 41" E, a distance of 34.97' to a point; S 84° 21' 42" E, a distance of 388.48' to a point; Thence leaving centerline of Old Hickory Boulevard passing on iron pin at 15.82' S 03° 09' 00 W, a distance 824.86' to an iron pin found; Thence N 85° 32' 42" W, A distance of 46.31' to an iron pin at fence intersection and rock pile; Thence N 84° 23' 37" W, passing an iron pin at 395.55' for a total distance 464.86' to a point in the centerline of Whittenmore Lane; Thence with the centerline of Whittenmore Lane N 02° 46' 39" E, a distance of 839.41' to the point of beginning 356.201.9 square feet or 8.86 acres more less.

NOTE: Legal description has been revised and recorded June 15, 2015, as Instrument No. 20150615-0056399 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Federal National Mortgage Association by Trustee's Deed dated August 10, 2015, recorded August 12, 2015 as Instrument No. 20150812-0080899, Davidson County Register's Office, Tennessee.

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