SPECIAL WARRANTY DEED

LEONARDINI-H16375

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF November, 2016.

(Affix Seal)

Notary Public

My Commission Expires: 07/21/2020

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Leonardini, single man	Primary Residential Mortgage, Inc.	070.01-0-019.00
3904 Pheasant Drive	9175 Carothers Parkway, Suite 105	
Nashville, TN 37218	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN LEONARDINI, SINGLE MAN hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Treppard Heights, Section 6, as of record in Plat Book 2900, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal National Mortgage Association by Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee of record in Inst # 201604220039094, recorded 2/22/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3904 Pheasant Drive, Nashville, Tennessee 37218 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160101214 DEEDWARRSP
Recvd: 11/16/16 10:59 2 pgs
Fees:13.00 Taxes:403.30
20161116-0120820

Witness my/our hand(s) this 8 day of November, 2016 :

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION by Stewart Lender Services, its attorney in fact
Paula Huff

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Paula Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the AVP of Fannie Mae a/k/a Federal National, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Paula Huff as AVP.

Witness my/our hand(s) this 8 day of November, 2016.

Notary Public

My Commission Expires:

KEVIN LEE NIMS
MY COMMISSION EXPIRES 01-01-2018
NOTARY PUBLIC
COMM. #FF080326
STATE OF FLORIDA