THIS INSTRUMENT WAS PREPARED BY

Stewart Lender Services
Closer: Paula Huff
2002 N Lois Ave Ste 800
Tampa, FL 33607

Bill Garrett Davidson County
Batch# 29041 DEEDWARRSP
11/22/2017 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20171122-0119950

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND GRANTOR TAX BILLS TO:	MAP-PARCEL NUMBERS
3037 BARNES BEND DRIVE ANTIOCH, TN 37013	JULIE A WILLIAMS and JOSEPH A WILLIAMS 3037 BARNES BEND DRIVE ANTIOCH, TN 37013	173100A03700CO

FOR AND IN CONSIDERATION of the sum of $319,900.00 dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fannie Mae a/k/a Federal National Mortgage Association** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto, JULIE A WILLIAMS AND JOSEPH A WILLIAMS, AS WIFE AND HUSBAND, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee , described as follows, to-wit:

Improved (X) property known as: 3037 BARNES BEND DRIVE ANTIOCH, TN 37013

All that parcel of land in the County of Davidson, State of Tennessee, and being more particularly described as follows:
Land in Davidson County TN, Being Lot No. 112, on the Plan of Final Plat of Phase One, Barnes Bend Estates, of record in Instrument No. 20050802-0090369, 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 from Lakisha Simmons and Chris Simmons to Robert M. Wilson, Jr., Attorney as Trustee dated March 28, 20111 on Substitute Trustee's Instrument No. 20110328-0023553 in the County of Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through me, but no further or otherwise.

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.

Fannie Mae a/k/a Federal National Mortgage Association
By Stewart Lender Services, Inc. attorney

Printed Name: Brandon Williams
Title: Assistant Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brandon Williams, whose name as **Authorized Signatory** for **Stewart Lender Services, Inc. as Attorney in Fact for Federal National Mortgage Association a/k/a Fannie Mae,** is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he/she as such officer, with full power and authority, executed the same voluntarily, for and as the act of said bank, on the day the same bears date.

Witness my hand and official seal, this 16 day of November, 2017.

Notary Public
My Commission Expires: ~~9-27-2021~~ AF 9-7-2021
(SEAL)

DAMIAN FARWELL
My Commission Expires 09/07/2021
NOTARY PUBLIC NOTARY SEAL #17220771
St. Louis City
STATE OF MISSOURI

STATE OF FLORIDA
COUNTY OF HILLBOROUGH
I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$319,900.00,** WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 16 day of November, 2017.

NOTARY PUBLIC or REGISTER
My Commission Expires: 9-7-2021

DAMIAN FARWELL
My Commission Expires 09/07/2021
NOTARY PUBLIC NOTARY SEAL #17220771
St. Louis City
STATE OF MISSOURI

REO #A110CMP

True Copy Certification

I, Brandon Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of MISSOURI

County of ST LOUIS CITY

Personally appeared before me, [DAMIAN FARWELL], a notary public for this county and state, [BRANDON WILLIAMS] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-7-2021
Notary' Seal (if on paper)

