Karen Johnson Davidson County
Batch# 223680 DEEDWARRSP
04/30/2019 09:21:52 AM 5 pgs
Fees: $28.00 Taxes: $2,053.50
20190430-0039682

Commitment Number: 170263254
Seller's Loan Number: 1731020293

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
TN5161, LLC, 47 Sarah Dr., Farmingdale, NY 11735

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
145 07 035.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 25, 2019, by and between **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, and party of the first part, for $555,000.00 (Five Hundred Fifty Five Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **TN5161, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **47 Sarah Dr., Farmingdale, NY 11735**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $555,000.00 (Five Hundred Fifty Five Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **5161 GRANNY WHITE PIKE, NASHVILLE, TN 37220**.

DERIVATION CLAUSE

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-5161

The instrument constituting the Grantor's source of title in the property described herein was a Trustee's Deed recorded as Instrument No. 20170518-0049423 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 145 07 035.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Exhibit A

Land in DAVIDSON County. Tennessee, being Lot No. 1 on the Plan of Anderson Heights (revised), of record in Plat Book 4175, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to Brian A. Johnston by Quit Claim Deed recorded January 22, 2013, Document No. 20130122-0006928 in the Register's Office for Davidson County, Tennessee. Commonly known as: 5161 Granny White Pike, Nashville, TN 37220. Tax Parcel No.: 145 07 035.00

Executed by the undersigned on April 25, 2019:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink LLC, its Attorney In Fact

By: _____

Name: Shaleen R Gozur

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 25 day of April, 2019, by Shaleen R Gozur AVP **of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

_____
NOTARY PUBLIC Terry L Nichols
My Commission Expires 1-15-2023

Commonwealth of Pennsylvania - Notary Seal
Terry L. Nichols, Notary Public
Allegheny County
My commission expires January 15, 2023
Commission number 1196002
Member, Pennsylvania Association of Notaries

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $555,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26th day of April, 2019.

Affiant

Dana DeLoach

Print Name

(Seal)

Stephanie Dome

Notary Public

My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Stephanie Dome

Print Name

CTIC# _____