

This Instrument Was Prepared By:
Karen S. Leopold, Esq.
REO TITLE COMPANY OF FLORIDA, LLC
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Record and Return To:
Wakulla Title Company, Inc.
3004 Crawfordville Highway
Crawfordville, FL 32327

Folio #00-00078-013-10931-018

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 8th day of October, 2015, by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of United States of America, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043 ("Grantor"), in favor of **Ronnie H. Metcalf and Carol E. Metcalf, husband and wife and Irvine Kimbrel, joint tenants with right of survivorship**, whose mailing address is 35 Tranquil Drive, Crawfordville, FL 32327 ("Grantee"),

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the parcel of real property situated in Wakulla County, Florida, described as follows:

Lots 56 and 57, in Block "D", of MAGNOLIA GARDENS, according to the Plat thereof, as recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

a/k/a 35 Tranquil Drive, Crawfordville, FL 32327

TOGETHER with all tenements, hereditaments, appurtenances, rights, reversions or reservations belonging thereto.

SUBJECT to taxes for the current year and subsequent years; conditions, limitations, restrictions and easements of record which are not reimposed by this instrument and zoning ordinances and government regulations, if any.



TO HAVE AND TO HOLD the same in fee simple forever.

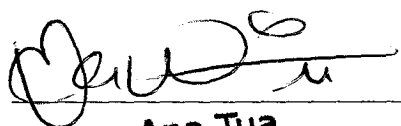
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the real property in fee simple, that the Grantor has good right and lawful authority to sell and convey the real property, that the Grantor hereby fully warrants the title to the real property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but none other.

IN WITNESS WHEREOF, this instrument has been executed by the Grantor as of the day and year first above written.

Witnesses as to Grantor:

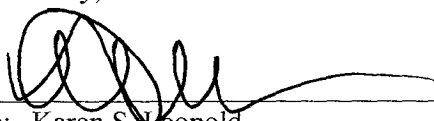
FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact, pursuant to Limited Power of Attorney recorded in O.R. Book 28950, Page 1846, Public Records of Miami-Dade County, Florida

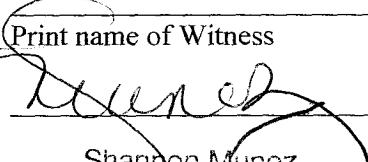


Ana Tua

Print name of Witness

By: 

Name: Karen S. Leopold
Title: President



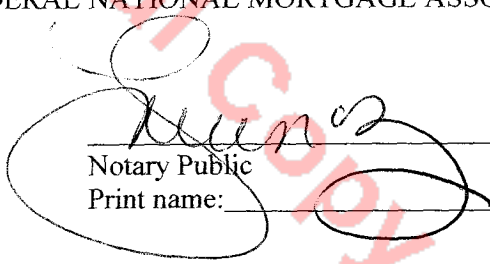
Shannon Munoz
Print name of Witness

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of October, 2015, by KAREN S. LEOPOLD, as President of REO Title Company of Florida, LLC, a Florida limited liability company, as attorney-in-fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally known to me.

My commission expires:



Notary Public
Print name:

