Davidson County DEEDWARR
Recvd: 12/16/08 10:30 3 pgs
Fees:18.00 Taxes:296.00
20081216-0120406

Revised 01/02/92
TN (Conventional)

REO No. A08A223

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto **Amanda Spencer** AN unmarried person and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land being located in Davidson County, Tennessee, being Townhouse No. 66, Building No. 27, and the garage herewith in a Horizontal Property Regime located on the Plan of Priest Lake Condominium Townhouses, Phase 2, of record in Plat Book 4675, pages 131 and 145, Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION, by deed from I. DYKE TATUM, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20080603-0056205, dated May 30, 2008, said Register's Office.

The property is commonly known as 3880 Priest Lake Dr. #66, Nashville, TN 37217.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, **Amanda Spencer** an unmarried person, and their assigns, forever.

Grantee, **Amanda Spencer** an unmarried person, whose address 3880 Priest Lake Dr. #66, Nashville, TN 37217, is responsible for the payment of real property taxes on subject property.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Assistant Secretary this 11th day of December 2008.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Christopher Irby, Assistant Secretary

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Christopher Irby, Assistant Secretary** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Assistant Secretary** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Assistant Secretary**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and seal at office, this 11th day of December 2008.

Notary Public, Texas at Large
My Commission Expires:

(SEAL) DEBORAH KOMPERDA
Notary Public, State of Texas
My Commission Expires 07-31-10

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Amanda Spencer
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF December, 2008

Notary

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: **136-03-0B-021.00-CO**

NEW OWNER: Amanda Spencer
3880 Priest Lake Dr. #66
Nashville, Tennessee 37217

SEND TAX BILLS TO: Countrywide Bank, FSB
801 Crescent Center Dr. #510
Franklin, TN 37067

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Tiffany Addison**, 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.

Tiffany Addison

State of Tennessee

County of Davidson

Personally appeared before me, **Andre Johnson**, a notary public for this county and state, **Tiffany Addison** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Andre Johnson

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires: 03-21-09