Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3902
A0900Z6

Davidson County DEEDWARR
Recvd: 11/10/09 11:56 3 pgs
Fees:18.00 Taxes:535.76
20091110-0103981

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20th day of October, 2009, by Federal National Mortgage Association (Fannie Mae), Grantor, by Wilson & Associates, PLLC, its duly authorized attorney in fact.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Amanda Chance, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Lot 84 AKA Unit 103 Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119 in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed recorded August 17, 2009 as Instrument No. 20090817-0076963.

Commonly known as: 735 Tulip Grove Road Unit 103, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor.

Federal National Mortgage Association (Fannie Mae), by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

POA recorded as Instrument No. 20090520-0046582

BY: _____
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
)ss.
County of Pulaski

On this day before me, a Notary Public, personally appeared Randall S. Bueter, to me personally well-known, who acknowledged that he/she is a Partner of Wilson & Associates, PLLC, a corporation, as duly authorized attorney-in-fact for Federal National Mortgage Association (Fannie Mae), a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.

Witness my hand and seal this 20 **day of October, 2009.**

_____
Notary Public

My commission expires:

10/18/15
(Seal)

ERICA Y. SORRELLS
Pulaski County
My Commission Expires
October 18, 2015

State of Tennessee

County of Williamson

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, $144,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer C Cole

Grantee or Agent of Grantee

Subscribed and sworn to before me this 9th day of October, 2009.

Maxine J Rucker

Notary Public

My commission expires:
MAR 1 0 2012

(Seal)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Property owner and party responsible for payment of taxes:
Amanda Chance
New Owner 735 Tulip Grove Road, apt 103
Hermitage, TB 37076

Mail Tax Bill to:
PLATINUM MORTGAGE, INC
103 SPENRYN DRIVE, SUITE B
MADISON, AL 35758

Map No. 075-12-0F-084.00

Return to:

Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Jennifer Chandler Cole

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

My Commission Expires: MAR 1 0 2012.
Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE