BILL GARRETT, Davidson County
Trans:T20090078944 DEEDWARR
Recvd: 11/19/09 15:19 3 pgs
Fees:18.00 Taxes:712.25
20091119-0106770

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3995
A090R16

# SPECIAL WARRANTY DEED
## (Corporation)

**Special warranty deed made on the 7th day of October, 2009, by Federal National Mortgage Association ("Fannie Mae"), by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.**

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

**Land in Davidson County, Tennessee, being Lot no. 79 on the Final Plat of Section One, Deer Valley, a Cluster Lot Development, a planned Unit Development of record in instrument number 20030205-0016206 Register's Office for Davidson County Tennessee, to which plan reference in hereby made for a more complete legal description.**

**Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed August 17, 2009 as Instrument No. 20090817-0076812 in the Register's Office for Davidson County, Tennessee.**

**Commonly known as:1104 Streamdale Point East, Antioch, TN 37013**

**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 his 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:** _____
**Jason Mangrum, Partner**

**Acknowledgment**

**State of Tennessee**
**)ss.**
**County of** Williamson

**On this day before me, a Notary Public, personally appeared Jason Mangrum, to me personally well-known, who acknowledged that he/she is a Partner of Wilson & Associates, PLLC, a corporation, as 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** 7th **day of October, 2009.**

_____
**Notary Public**

**My commission expires:** 10/31/2011

_____
**(Seal)**

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TN

COUNTY OF Rutherford

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, $ 192,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Nelson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 29 day of October, 2018.

Notary Public

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires:

6-18-22
(Seal)

**Property owner and party responsible for payment of taxes:**
**Sadik Yusuf Ahmed**
1161 Streamdale Ave.
Antioch, TN 37013

**Parcel #173-08-0-A-016.00**

**Return to:**

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