THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009111539TN1

RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

BILL GARRETT, Davidson County
Trans:T20090085191 DEEDWARRSP
Recvd: 12/18/09 08:33 4 pgs
Fees:23.00 Taxes:721.13
20091218-0115124

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 9 day of December, 2009, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254 and, **Ben Travis** , party of the second part located at 4301 Oakcrest Lane Hermitage, TN 37076

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 pat has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Exhibit "A" Lot No. 78 on the plan of Oakcrest phase I-A of record in Plat Book 6200, Page 646, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof, Being the same property conveyed to Keith B. Jones and wife Marcelen G. Jones by Warranty Deed from Thomas F. Langon and wife, Dagmar M. Langon, Trustees being recorded simultaneously herewith, of record in Instrument No. 200706060067944, Register's Office for Davidson County, TN.

The last recorded Deed was filed of record agt Instrument 20091008-0093612, Register's Office for Davidson County, TN.

Property: 4301 OAKCREST LANE HERMITAGE TN 37076
Parcel ID No.: 086-04-0A-0003.00-C0

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association,** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 09130828, Shelby County Records, Tennessee

BY:_____

TITLE: Tiffiny H. Wolf, Attorney

STATE OF Georgia

COUNTY OF DeKalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny H. Wolf, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 9 day of December, 2024

TERI L. WEBB NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22ND, 2011

_____

Notary Public

My Commission Expires:_____

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Property: 4301 OAKCREST LANE HERMITAGE TN 37076
Parcel ID No.: 086-04-0A-0003.00-C0
File Number: FNM2009111539TN1

Mail Tax Notices To and Property Owner:

I, or we, 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 $ 194,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9 day of December, 2009

TERI L. WEBB NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22ND, 2011

Notary Public

My Commission