Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4531
A090Q9M

BILL GARRETT, Davidson County
Trans:T20100009485 DEEDWARRSP
Recvd: 02/17/10 13:04 3 pgs
Fees:18.00 Taxes:118.40
20100217-0012111

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26TH day of January, 2010, by Fannie Mae A/K/A Federal National Mortgage Association, 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 Joseph A. Spicer and wife, Juanita M. Spicer, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 3 on the Plan of Cumberland Gardens, Section III, as of record in Book 2854, Page 146, Register's Office for said County.

Said lot fronts 51.4 feet on the north side of Vance Drive and runs back 126.5 feet on the east line and 135.5 feet on the west line to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed for record on 8/14/09 as instrument 20090814-0076474, Register's Office of Davidson County, Tennessee.

Commonly known as: 2602 Vance Avenue, Nashville, TN 37208.

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 Grantees and unto their 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 on the day and year first above written.

Fannie Mae A/K/A Federal National Mortgage Association, 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 is a Partner of Wilson & Associates, PLLC, a corporation, as duly authorized attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, a corporation, and that he, 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 as such officer.

Witness my hand and seal this 26th **day of January, 2010.**

_____
Notary Public

My commission expires: 10/31/2011

_____
(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of Tennessee

)ss.

County of Davidson

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, $ 32,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamara J. Woods

Grantee or Agent of Grantee

Subscribed and sworn to before me this 4th **day of** February, 2016.

Darlene Edwards

Notary Public

My commission expires:

11-29-2011

(Seal)

DARLENE EDWARDS — STATE OF TENNESSEE NOTARY PUBLIC — ROBERTSON COUNTY

Property owner and party responsible for payment of taxes:
Joseph A. Spicer & Juanita M. Spicer
2043 Greenlee Drive
Goodlettsville, TN 37072

Map No. 081-06-0-027.00

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