THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: RDC2010010133TN1

BILL GARRETT, Davidson County
Trans: T20100018386 DEEDWARRSP
Recvd: 03/30/10 09:18 3 pgs
Fees: 18.00 Taxes: 497.28
20100330-0023505

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 26th day of February, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75452 and, **Joseph J. Troccoli and Shirley Troccoli,** party of the second part located at 4639 Brownleaf Drive, Old Hickory, TN 37138;

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:

BEING land in Davidson County, TN, being Lot No. 17, on the Plan of Section One, Kensal Green, of record in Plat Book 7900, Page 593, Register's Office for Davidson, TN to which plan reference is hereby made for a more complete description thereof. Being part of the same property conveyed to Randall Phillips Builders, Inc., by Deed of Record in Book 5508, Page 923, dated 9/25/94, and filed for record 9/29/94, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Hullon Bonner and wife Patricia Ann Bonner filed for record on 1/31/2006 in Instrument No. 20060131-00121189..

The last deed of recorded being the Substitute Trustee's Deed filed at instrument 20090722-0068626 in the Register's Office of Davidson County, TN.

For Informational Purpose Only:
Property: 3820 PARK ROYAL LANE ANTIOCH TN 37013
Parcel ID No.: 150 12 0B 017.00

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: _____
Jill J. Stoumen

TITLE: Associate

STATE OF GA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JILL STOUMEN, 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 ASSOCIATE of JOHNSON & FREEDMAN, 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 26th day of FEB, 2013.

_____
Notary Public

My Commission Expires: _____

LISA COMBS NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 11, 2014

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Parcel ID No.: 150 12 0B 017.00
File Number: RDC2010010133TN1

Mail Tax Notices To and Property Owner: Joseph J. / Shirky Troccoli
4639 Brownleaf Dr
Old Hickory, TN 37138

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 $ 134,400 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 26th day of FEB, 2010,

Notary Public

My Commission Expires: 1/11/14

LISA COMBS NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JAN. 11, 2014