Return TO:

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-4410
A090GT9

HARPETH TITLE, LLC
109 WESTPARK DRIVE, STE 150
BRENTWOOD, TN 37027
H0100063

BILL GARRETT, Davidson County
Trans:T20100019991 DEEDWARRSP
Recvd: 04/06/10 11:49 3 pgs
Fees:18.00 Taxes:318.20
20100406-0025621

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 5th day of March, 2010, by Federal National Mortgage Association("Fannie Mae"), Grantor, 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 Christopher Cheney and Lindsey Cheney, Grantees, the following land in Davidson County, Tennessee: a/k/a Christopher Michael Cheney and wife, Lindsey J. Cheney

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Willow Trace Subdivision, a plat of which is of record in Book 7900, Page 46 and amended in Book 8179, Page 461 (erroneously cited as Page 462 in two prior deeds), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed June 29, 2009 as Instrument No. 200906290060197 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 730 Willow Trace Drive, Whites Creek, TN 37189.

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.

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: RS/Mueller

Randall S. Bueter, Partner

Acknowledgment

State of ARKANSAS

)s.

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 is a Partner of Wilson & Associates, P.L.L.C., a corporation, as attorney-in-fact for Federal National Mortgage Association ("Fannie Mae"), 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 5 **day of** March, 2010.

Erica Y. Sorrells

Notary Public

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

My commission expires:

10/18/15

(Seal)

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, $86,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 31st **day of** March 2016.

Notary Public

My commission expires:

(Seal)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Property owner and party responsible for payment of taxes:
Christopher Cheney and Lindsey Cheney
730 Willow Trace Dr.
Whites Creek, TN 37189

Map No. 049-16-0A-034.00

Return to:

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