THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2010020329TN1

File Box 24B

BILL GARRETT, Davidson County
Trans:T20100020929 DEEDWARRSP
Recvd: 04/09/10 08:43 4 pgs
Fees:23.00 Taxes:822.33
20100409-0026752

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 31st day of March, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Ste. 1000, Dallas, Texas 75254 and, **Timothy Thayer and Chandler Thayer ,** party of the second part located at 3640 W. 183rd St, Stilwell, KS; 66085

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:

A certain condominium unit located in Davidson, Tennessee, being Unit B-407 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed of Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 200707310090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 200505100052804, as amended by Instrument No. 200602160019060 and Instrument No. 200602280022838, Register's Office, under the provision of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

The last Deed of record was filed at Instrument Number 20100121-0005119 in the Register's Office of Davidson County, Tennessee.

Property: 702 Wedgewood Park Nashville TN 37203
Parcel ID No.: 105-10-0C-023.00-C0

ADDRESS OF NEW OWNERS
SEND TAX BILL TO:
Timothy & Chandler Thayler
3640 W 183rd Street
Stilwell, KS 66085

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: Managing 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 Nahisha Anderson of Johnson & Freedman, LLC, 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 31 day of March, 2010

_____

Notary Public

My Commission Expires: _____

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

****

Property: 702 Wedgewood Park Nashville TN 37203
Parcel ID No.: 105-10-0C-023.00-C0
File Number: FNM2010020329TN1

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 $ 222,250.00 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 31 day of March 2010

Notary Public

My Commission

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