Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-3994
A090QZJ

BILL GARRETT, Davidson County
Trans:T20100022187 DEEDWARRSP
Recvd: 04/14/10 13:32 3 pgs
Fees:18.00 Taxes:647.50
20100414-0028184

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 15th day of MARCH, 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 Sarah Garrison, unmarried and Ryan Addison, unmarried, Tenants in common with right of survivorship, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 99, on the Plan of Phase Four-B, Heritage Meadows, of record in Instrument 20031111-0164698, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed August 17, 2009 as Instrument No. 20090817-0076814, Register's Office of Davidson County, Tennessee.

Commonly known as: 4272 Rachel Donelson Pass, Hermitage, TN 37076.

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

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: /s/ Randall S. Bueter
Randall S. Bueter, Partner

Acknowledgment

State of Arkansas
)ss.
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, PLLC, a corporation, as duly authorized attorney-in-fact for Fannie Mae A/K/A Federal National Mortgage Association, a corporation, and that he/she, 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/herself as such officer.

Witness my hand and seal this 15 day of March, 2010.

Erica Y. Sorrells
Notary Public

My commission expires:

10/18/15
(Seal)

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

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, $ 175,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Patty Garrison

Grantee or Agent of Grantee

Subscribed and sworn to before me this 12th **day of** April, 2010.

Donna C Pionk

Notary Public

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

My commission expires:

1-9-2012

(Seal)

Property owner and party responsible for payment of taxes:
Sarah Garrison
Ryan Addison
4272 Rachel Donelson Pass
Hermitage, TN, 37076

Lender
Bank of America
801 Crescent Centre Dr. Ste 510
Franklin, TN 37067

Map No. 075 110A 135.00

Return to:

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