THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2009091093TN1

BILL GARRETT, Davidson County
Trans:T20100027900 DEEDWARRSP
Recvd: 05/10/10 13:43 3 pgs
Fees:18.00 Taxes:318.57
20100510-0035697

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 29th day of APRIL, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Jatin Patel and Seema Patel,** party of the second part located at PO Box 1153, Hendersonville, TN 37077;

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, Tennessee, being all of Lot No. 35, on the Plan of Final Plat, Highlands of Chelsea Village, Section Two, as shown by plat appearing of record in Instrument Number 200506150068393, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

The last recorded deed being the Substitute Trustee's Deed recorded at Instrument No. 20090916-0086448, in the Register's Office of Davidson County Records.

Property: 3296 CLAPHAM ROAD ANTIOCH TN 37013
Parcel ID No.: 149 07 0C 035.00

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: _____

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 TIFFINY WOLFF, 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, LLC as AIF for 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 29th day of APRIL, 2016

QUYEN T. NGUYEN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMMISSION EXPIRES 02/15/2014

Notary Public

My Commission Expires: _____

****

Property: 3296 CLAPHAM ROAD ANTIOCH TN 37013
Parcel ID No.: 149 07 0C 035.00
File Number: FNM2009091093TN1

Mail Tax Notices To and Property Owner:
Jatin Patel and Seema Patel
PO Box 1153, Hendersonville, TN 37077

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 $ 86,100.00 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 29th day of APRIL, 2010

QUYEN T. NGUYEN NOTARY PUBLIC MY COMMISSION EXPIRES 02/15/2014 GWINNETT COUNTY, GA

Notary Public

My Commission Expires: