**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Nancy Wetzel**

**GRANTEE(s)**
**Federal National Mortgage Association**

This Instrument Prepared By:
*Robert M. Wilson, Jr.*
***WILSON & ASSOCIATES, P.L.L.C.***
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20100048547 DEEDWARR
Recvd: 08/06/10 09:25 2 pgs
Fees:12.00 Taxes:0.00
20100806-0061918

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Nancy Wetzel ("Grantor"), for and in consideration of the sum of One Dollar ($1.00), in hand paid by Federal National Mortgage Association ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Hereinafter called the Grantees, their Heirs and Assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1076 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument NO. 20051228- 0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office for a more complete identification and description of such Unit.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws of Riverfront Condominiums, as of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded under Instrument No. 20070424-0048658 in the Register's Office of Davidson County, Tennessee.

More commonly known as: 1076 1st Avenue North, NASHVILLE, Tennessee 37167.

Tax Parcel No.: 082140A02100CO

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And I, Nancy Wetzel, hereby covenant with the said Grantee that I will forever warrant and defend the title to said lands against any and all claims whatsoever.

WITNESS my hand and seal this 16th day of July, 2010.

Nancy Wetzel

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Nancy Wetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Smyrna, TN this 16th day of July, 2010.

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: 6/18/12

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,216.06, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Wetzel

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Nancy Wetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Smyrna, TN this 16th day of July, 2010.

Notary Public

My Commission Expires: 6/18/12

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**

Federal National Mortgage Association
International Plaza II
14221 Dallas Parkway, Ste 1000
Dallas, TX 75254-2916

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY