BILL GARRETT, Davidson County
Trans:T20110018860 DEEDWARRSP
Recvd: 03/31/11 13:56 3 pgs
Fees:18.00 Taxes:271.95
20110331-0024798

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 18th day of February, 2010, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254 and, **Sherrill Sanchez, a single woman,** party(ies) of the second part located at 302 Huntington Ridge DR, Nashville, TN 37211;

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 part 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:

Land in Davidson County, Tennessee, being Unit No. 151, on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9 and described in a Master Deed of record in Book 4729, Page 687, as amended in Book 4889, Page 905, and Book 5394, Page 243, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Richard P. Moore and Olena Z. Moore, by deed from Benjamin D. Frost, dated September 19, 2005 of record in Instrument No. 20051004-0118914, Register's Office for Davidson County, Tennessee. Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set our on any applicable plat of record.

Property: 302 Huntington Ridge Drive Nashville TN 37211
Parcel ID No.: 161110A15100CO
The Last Deed was filed of record at Instrument# 20200518-0038258 in the Registers Office of Rutherford County, TN.

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

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Closing Department
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: {{FILENUMB}}

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: _____ AIF

TITLE: Associate

STATE OF Georgia

COUNTY OF Dekalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tiffiny H-Wolf, 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 of Johnson & Freedman, LLC, 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 18th day of February, 2011.

DEKALB COUNTY PUBLIC GEORGIA EXPIRES JULY 14, 2012 NOTARY KIM WILLIAMS

_____
Notary Public

My Commission Expires: 7-14-12

THIS INSTRUMENT PREPARED BY & RETURN TO:
Closing Department
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: **{{FILENUMB}}**
****

Property: 302 Huntington Ridge Drive Nashville TN 37211
Parcel ID No.: 161110A15100CO
File Number: FNM2010072255TN1

Mail Tax Notices To and Property Owner:
Sherrill Sanchez. a single woman
302 Huntington Ridge Dr.
Nashville, TN 37211

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 $ 73,500.00 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 18th day of Feb., 2011,

Notary Public

My Commission Expires: 7-

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA JULY 14, 2012