BILL GARRETT, Davidson County
Trans:T20110022123 DEEDWARRSP
Recvd: 04/14/11 13:45 2 pgs
Fees:13.00 Taxes:799.20
20110414-0028891

THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11 day of April, 2011 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, hereinafter called Grantor, and Laura O. Turner, her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, being Unit No. 366 as specified on the Plan of The Hillsborough Condominiums, of record in Book 6250, Page 699, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The premises herein are a condominium apartment established pursuant to the provisions of the Tennessee 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 The Hillsborough Condominiums, of record in Book 6250, Page 699 and Master Deed of record in Book 6822, Page 721, 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.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20100726-0058558, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 11 day of April, 2011.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: _____
Valerie Ann Spicer

STATE of Tennessee

COUNTY of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 11 day of April, 2011.

_____
Notary Public

SHARON HOGAN
NOTARY PUBLIC
STATE OF TENNESSEE
SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

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Property Address: 366 Ardsley Place, Nashville, TN 37215
Parcel # 131-05-0C-366.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Laura O. Turner
5/3 Mortgage
5001 Kingsley Dr
Cincinnati, OH 45227

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or true value,
whichever is greater, for this transfer is $ 216,000.00
_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2011.
_____
Notary Public
My Commission Expires: May 8, 2012

MARY JOE HARTZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

2159-086802-LC