THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011041256TN1

BILL GARRETT, Davidson County
Trans:T20110026650 DEEDWARRSP
Recvd: 05/05/11 09:12 3 pgs
Fees:18.00 Taxes:214.97
20110505-0034492

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 19th day of April, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Glen Woodard and Jill Woodard,** party(ies) of the second part located at _____;

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. 1124, together with carport No. 1124-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, Page 359 and 360, register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, said Register's Office. Being the same property conveyed to Gina Marie Fracchiolla, a single person, by Warranty Deed from Amanda L. Tidmore and Lisa J. Zimmerman, as tenants in common with right of survivorship of record as Instrument # 20080110003287, register's Office for Davidson County, Tennessee. Also being the same property conveyed to FNMA by Substitute Trustee's Deed from Nationwide Trustee Services, Inc. Substitute Trustee, Dated FEbruary 3, 2011 and of record at Inst.# 201102170013409, Register's Office of Davidson County, TN.

Property: 1124 General George Patton Drive Nashville TN 37221
Parcel ID No.: 142-09-0D-033.00-C0

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, **Federal National Mortgage Association** has caused this conveyance to be executed in its name by its undersigned officer(s), this 19th day of ~~March~~ April 2011

Federal National Mortgage Association by Johnson & Freedman, LLC, as Attorney-in-Fact by POA recorded at Instrument No. 20091117000427710, Shelby County Records, Alabama

ATTEST:

By: _____ ATF

TITLE:

Ma'Kishia S. Anderson (Corporate Seal)
Managing Attorney

THE STATE OF GEORGIA
COUNTY OF DEKALB

I, the undersigned Notary Public in and for said State and County, do hereby certify that Kishia S Anderson of Johnson & Freedman, LLC as Attoreny-in-Fact of **Federal National Mortgage Association**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 19th day of April, 2011

_____
NOTARY PUBLIC
My Commission Expires:

LINDA J. PYRON
NOTARY PUBLIC
CHEROKEE COUNTY, GA
MY COMMISSION EXPIRES
OCT. 30 2011

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Mail Tax Notices To and Property Owner:
Glen Woodard
PO Box 999
White Bluff TN 37187

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 $ 58,100.00 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 19TH day of APRIL, 2011

Notary Public

My Commission JULY 24, 2013

Expires: JULY 24, 2013

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013