17264 40546

Davidson County DEEDWARRSP
Recvd: 07/28/11 14:06 3 pgs
Fees:18.00 Taxes:369.63
20110728-0057889

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-8829

STATE OF Tennessee
COUNTY OF Rutherford
I, or we, hereby 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 $ 99900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Grantee or Agent of Grantee

Subscribed and sworn to before me this 27th day of July, 2011.

Notary Public
My Commission Expires: 6/18/12
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Dragana Starcevic 5170 Hickory Hollow Parkway #810 Antioch, TN 37013	Wells Fargo Bank, N.A. P.O. Box 11701 Newark, NJ 07101-4701	163 05 0A 041.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Dragana Starcevic, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 41, a Horizontal Property Regime, Private Element, on the Plan of Hickory Hollow Townhomes Mill Park, Phase 1, of record in Book 9700, Page 686, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on February 16, 2011, as Instrument No. 20110216-0013305 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 5170 Hickory Hollow Parkway #810, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 16 day of June, 2011.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Holly M. Bishop, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Holly M. Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 16 day of June, 2011.

_____
Notary Public

My commission expires:

11-22-14
(Seal)

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY