THIS INSTRUMENT PREPARED
BY ~~& RETURN TO:~~
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011041274TN1

BILL GARRETT, Davidson County
Trans:T20110050866 DEEDWARRSP
Recvd: 08/18/11 10:17 3 pgs
Fees:18.00 Taxes:469.90
20110818-0063878

Record + Return TO

Foundation Title & Escrow, LLC
90 Burton Hills Blvd, Suite 175
Nashville, TN 37215

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 22 day of July, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Scott Caden**,* party(ies) of the second part located at 732 General George Patton Road, Nashville TN 37221

*and wife Jessica Leigh Caden

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:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING UNIT NO. 732, TOGETHER WITH THE CARPORT DESIGNATED NO. 732-C, RIVER PLANTATION, SECTION VIII, PHASE II, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, GENERAL GEORGE PATTON ROAD AND OLD HARDING PIKE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 6900, PAGES 514-517, AS AMENDED IN BOOK 6900, PAGE 654, ET SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN MASTER DEED OF RECORD IN BOOK 7417 PAGE 396, ET SEQ., REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BYLAWS APPENDED THERETO, RECORDED IN BOOK 7417, PAGE 396-438, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN. THIS CONVEYANCE IS ALSO SUBJECT TO THE CONVENTS, CONDITIONS AND RESTRICTIONS FOR THE RIVER PLANTATION SECTIONS 8-11 UMBRELLA ASSOCIATION, INC., OF RECORD IN BOOK 7389, PAGE 924, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR (S) HEREIN BY DEED OF RECORD IN INSTRUMENT # 200602140017644, SAID REGISTER'S OFFICE

The last deed of record was recorded at Instrument # 20110224-0015117, Register of Deeds Office for Davidson County, Tennessee

Property: 732 General George Patton Drive Nashville TN 37221
Parcel ID No.: 142-09-0F-732.00-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.

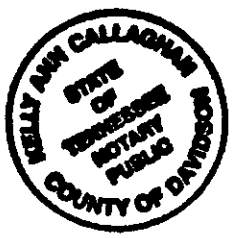
STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **5th** day of **August, 2011**

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)



ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Caden and Scott Caden	New Owner	142090F73200
(NAME)	(NAME)	
732 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

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. Nolf of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, 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 authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** 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 22nd day of July, 2011,

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

Linda J. Pyron
Notary Public

My Commission Expires: 10/30/11