THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011041163TN1

Davidson County DEEDWARRSP
Recvd: 08/24/11 10:47 4 pgs
Fees:23.00 Taxes:458.80
20110824-0065463

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 16th day of August, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **John Varga,** 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 TN Counties, State of Tennessee:

The following described property located in the 12th Councilmanic District of Nashville, Davidson County, Tennessee, to wit:
Unit Number 137 on the Plan of Noel Cove Townhomes, of record in Instrument Number 20030924-0141428, Register's Office of Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.
Property Address: 4061 Dodson Chapel Rd #137 Hermitage, TN 37076
Being the same property conveyed to U.S. Bank National Association, as trustee for Credit Suisse First Boston HEAT 2005-2 by deed from Denise Griffin, substitute trustee, dated 10/18/06, filed 10/25/06 and recorded in deed as Inst. No. 20061025-0132340 in Davidson County records.
Being the same property conveyed to William F. Street, Jr. by deed from Hermitage Developers Inc., dated 1/4/05, filed 1/6/05 and recorded in deed as Inst. No. 20050106-0002233 in Davidson County records.

The last deed of record was recorded at Instrument #20110414-0028758, Register of Deeds Office for Davidson County, Tennessee.

Property: 137 Noel Cove Circle Hermitage TN 37076
Parcel ID No.: 86-10-0B-137.00-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, 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: _____ as A.I.F.

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 Jill Stavmer 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 16th day of August, 2011,



Linda J. Pyron
Notary Public

My Commission Expires: 10/30/11

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Property: 137 Noel Cove Circle Hermitage TN 37076
Parcel ID No.: 86-10-0B-137.00-C0
File Number: FNM2011041163TN1

Mail Tax Notices To and Property Owner:

John Vargas
137 Noel Cove, Unit 137
Hermitage, TN 37076

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 $ 124,000 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 16th day of Aug 2011,

Notary Public

My Commission Expires: 10/30/11

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

Certificate of Authenticity

I, Jennifer Chandler Cole, 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 Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole 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: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE