This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-9614

STATE OF Tennessee )
COUNTY OF Davidson )
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 $40,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 20 day of October, 2011.

Notary Public
My Commission Expires: January 13, 2012
(Seal)

ABBY L. CAMERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 13, 2012

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Chantonya Merriweather<br>426 Raintree Place<br>Hermitage, TN 37076 | NOW OWNER | 086 110B 027.00CO |

## 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 Chantonya Merriweather, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:**

**Real estate located in Davidson County, Tennessee, described as follows:**

**Being Unit number 4, Building number 11 and Garage Number 114G in Hermitage Woods Condominium Apartments, Phase 2 and 2A Revised Raintree Village a condominium, created under Chapter 27, Title 64, Tennessee Code Annotated, and is established by a Master Deed of record in Deed Book 4753, page 140, Registers Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II and Phase II A, of record in Book 4860, page 62-64, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.**

**Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on June 24, 2011, as Instrument No. 20110624-0048661, in the Register's Office for Davidson County, Tennessee.**

**Commonly known as: 426 Raintree Place, Hermitage, TN 37076.**

**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.**

BILL GARRETT, Davidson County
Trans:T20110065717 DEEDWARRSP
Recvd: 10/20/11 12:10 2 pgs
Fees:13.00 Taxes:149.85
20111020-0081712

**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 11th day of October, 2011.**

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

**BY:** _____
**Robert H. Moss, Attorney**

**Certificate of Acknowledgment**

**State of Tennessee**

**)ss.**

**County of Williamson**

**Personally appeared before me, the undersigned Notary Public, Robert H. Moss, 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 11th day of October, 2011.**

_____
**Notary Public**

**My commission expires:**

3/3/15
_____
**(Seal)**

T. P. BO
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY