THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011072229TN1

Davidson County	DEEDWARRSP
Recvd: 11/23/11 14:56	4 pgs
Fees:23.00 Taxes:891.70	
20111123-0091910	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 22nd day of November, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **David Puncochar and Jennifer Puncochar,** party(ies) of the second part located at 1005 Chickamauga Ave., Nashville, TN 37206;

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:

Being Lot No. 25 of Block 2 on the Plan of Andrew Allison's Addition, as of record in Plat Book 161, Page 74, Register's Office for Davidson County, Tennessee, to which said plan reference is herby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda Malone, an unmarried person by deed from James M. Williams, Jr. as of record in Record Book 20061218, Page 0155388, Register's Office for said County.

The last deed of record was recorded at Inst. No. 20110719-0066090, Register of Deeds Office for Davidson County, Tennessee

Property: 1210 FORREST AVENUE NASHVILLE TN 37206
Parcel ID No.: 083090113.00

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: _____

TITLE: _____

Kristina S. Anderson
Managing Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared KRISTINA ANDERSON 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 November 2011,

DEKALB COUNTY
PUBLIC
GEORGIA
JULY 14, 2012
EXPIRES
NOTARY
KIM WILLIAMS

Notary Public

My Commission Expires: 7-14-12

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Property: 1210 FORREST AVENUE NASHVILLE TN 37206
Parcel ID No.: 083090113.00
File Number: FNM2011072229TN1

Mail Tax Notices To and Property Owner:
David Puncochar
1005 Chickamauga Ave.
Nashville TN 37206

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 $ 241,000.00 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 22nd day of Nov, 2011

Notary Public

My Commission Expires: 7-14-11

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

