03

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011103283TN1

Realty Title

BILL GARRETT, Davidson County
Trans:T20110074852 DEEDWARRSP
Recvd: 11/29/11 08:48 3 pgs
Fees:18.00 Taxes:573.50
20111129-0092529

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, **Brandon Cobb and Christina Cobb**, * party(ies) of the second part located at **649 WAYWOOD CIRCLE, ANTIOCH, TN 37013**;

* husband and wife

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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, TN being Lot No. 370 on the Plan of Revision One, Phase Two, Section Four, October Woods of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 437 and 438 Register's Office for said County to which plan reference is hereby made for a more complete description. Subject to declaration of restrictive covenants of record in Book 9840, Page 276, Book 10181, Page 936, Book 10548 Page 501 Book 10548 page 503, By-Laws in Book 9640, Page 267, Easement in Book 8443, Page 75 Agreement in Book 9771, Page 560 and Book 10010 Page 50 Restrictions in Book 5047 Page 661 and Book 5047, Page 656 and Charter in Book 9640, Page 259, and all matters shown on the Plan of record.

The last Deed of record was filed at Instrument Numbner 201104130028488, in the Register's Office of Davidson County, Tennessee.

Property: 649 Waywood Circle Antioch TN 37013
Parcel ID No.: 183050A10800CO

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.

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: _____ 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 Wolf 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 21st day of November 2011,

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

Notary Public

My Commission Expires: 7-14-12

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Property: 649 Waywood Circle Antioch TN 37013
Parcel ID No.: 183050A10800CO
File Number: FNM2011103283TN1

Property Owner:
Brandon Cobb and Christina Cobb
649 WAYWOOD CIRCLE
ANTIOCH, TN 37013

MAIL TAX BILLS TO:
PRIMELENDING A PLAINS CAPITAL CO.
18111 PRESTON ROAD, #900
DALLAS, TX 75252

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 $ 155,000.00 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 21st day of November, 2011

Notary Public

My Commission Expires: 7-14-15

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