THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011092803TN1

RECORD & RETURN TO:
Hallmark Title Company
3027 Hwy 31 W
White House, TN 37188
(615) 672-4343

BILL GARRETT, Davidson County
Trans:T20110079965 DEEDWARRSP
Recvd: 12/19/11 08:58 3 pgs
Fees:18.00 Taxes:543.90
20111219-0098458

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 15th day of December, 2011, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Regina Keltner,** party(ies) of the second part located at 3120 Windemere Circle, Nashville, TN 37214;

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. 164, on the plan of Lincoya Hills, Section Six, of record in Plat Book 2331, Page 71, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

The last Deed of record was filed at Instrument Number 20110719-0055091 in the Register of Deed's Office for Davidson County, Tennessee.

Property: 3120 Windmere Circle Nashville TN 37214
Parcel ID No.: 084-08-0-095.00

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.

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: _____
Brian Widener, Partner

TITLE: _____

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Widener, Partner 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 15th day of December 2011,

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER 2011.

TAMMY S. LEMLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My Commission Expires: 8-31-15