THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011051637TN1

Davidson County DEEDWARRSP
Recvd: 01/18/12 16:12 4 pgs
Fees:23.00 Taxes:462.50
20120118-0005032

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on **29th** 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, **Anita R. Dorsey,** party(ies) of the second part located at **412 Scotts Creek Trail, Hermitage, TN 37076;**

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 said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Greer Meadows at Cedar Creek, Section 3, a planned unit development, of record as Instruments No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

The last Deed of Record was filed at Instrument Number 20110321-0021686 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 412 Scotts Creek Trail Hermitage TN 37076
Parcel ID No.: 075-12-0A-102.00-CO

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 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, though, 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: Brian Widener, Partner

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 29th day of Dec., 2011

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

Kim Williams
Notary Public

My Commission Expires: 7-14-12

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Property: 412 Scotts Creek Trail Hermitage TN 37076
Parcel ID No.: 075-12-0A-102.00-CO
File Number: FNM2011051637TN1

Mail Tax Notices To and Property Owner:
Anita Renee Dorsey

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 $ 125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Brian Widener, Partner

Subscribed and sworn to before me this 29th day of Dec, 2011.

Notary Public

My Commission Expires: 7-14-12

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

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 8, 2012