THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011113439TN1

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0191-1390

Davidson County DEEDWARR
Recvd: 01/23/12 13:55 4 pgs
Fees:23.00 Taxes:499.50
20120123-0006270

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 20th day of January, 2012, by and between **Federal National Mortgage Association a/k/a Fannie Mae** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Daniel F. Gilliam,** party(ies) of the second part located at 8265 Rossi Road, Brentwood, TN 37027;

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:

Land in Davidson County, Tennessee, being Unit 77 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

The last Deed of Record was filed at Instrument Number 20111229-0101565 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 8265 ROSSI ROAD BRENTWOOD TN 37027
Parcel ID No.: 181-14-0A-077.00-C0

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 a/k/a Fannie Mae**, 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: Atty

a/k/a Nisha 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 MARSHA 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 19 day of JANUARY, 2012

GARY SALMON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 06, 2015

_____
Notary Public

My Commission Expires: _____

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Property: 8265 ROSSI ROAD BRENTWOOD TN 37027
Parcel ID No.: 181-14-0A-077.00-C0
File Number: FNM2011113439TN1

Mail Tax Notices To and Property Owner:
Daniel F. Gilliam
8265 Rossi Road
Brentwood, TN 37027

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 $ 135,000.00 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 19 day of January, 2012

Notary Public

My Commission Expires:

GARY NOTARY PUBLIC MY COMMISSION EXPIRES JULY 06, 2015 FULTON COUNTY, GEORGIA

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015