**THIS INSTRUMENT PREPARED BY & RETURN TO:**
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011113460TN1

BILL GARRETT, Davidson County
Trans:T20120010711 DEEDWARRSP
Recvd: 02/13/12 14:00 3 pgs
Fees:18.00 Taxes:268.99
20120213-0012529

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 15th day of February, 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, **Roger D. Tucker and Peggy Daniel,** party(ies) of the second part located at 1507 Wendell 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Dugger Heights, No. Two, as of record in Book 1424, Page 135, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 70 feet on the east side of Wendell Avenue and runs back between lines 242.9 feet on the north line and 247.7 feet on the south line to a line in the rear on which it measures 70 feet.

The last Deed of Record was filed at Instrument Number 20111102-0085133 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 1507 Wendell Ave Nashville TN 37206
Parcel ID No.: 073-13-0-078.00

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 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: _____, 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 H. 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 8 day of February, 2012

TERI L WEBB
MY COMMISSION EXPIRES
JAN
18
2016
DEKALB CO. GEORGIA
NOTARY PUBLIC

Teri L. Webb
Notary Public

My Commission Expires: 1/18/16

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Property: 1507 Wendell Ave Nashville TN 37206
Parcel ID No.: 073-13-0-078.00
File Number: FNM2011113460TN1

Mail Tax Notices To and Property Owner:
Roger D. Tucker and Peggy Daniel
1507 Wendell 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 $ 12,700.00 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 8th day of February, 2012

Notary Public

My Commission 1/18/16

Expires: TERI L WEBB NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES JAN 18 2016