THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011041499TN1

BILL GARRETT, Davidson County
Trans:T20120011274 DEEDWARRSP
Recvd: 02/15/12 09:52 4 pgs
Fees:23.00 Taxes:562.40
20120215-0013223

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 10th day of February, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Alice Nichols,** *party(ies) of the second part located at 1204 Brenner Drive, Washville, TN 37221;

*a single woman

**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 32, Phase 3, Southampton, as shown on plat of record in Plat Book 5200, Pages 689 and 690, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Beaird, an unmarried woman by deed dated 02/09/05 and recorded 05/12/05 in Instrument No. 200505120053987, filed in the office of the Clerk of Davidson County, TN

The last Deed of record was filed at Instrument Number 20110406-0026507 in the REgister of Deeds Office for Davidson County, Tennessee.

Property: 1204 Brenner Drive Nashville TN 37221
Parcel ID No.: 141-12-0B-039.00-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,** 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.

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared NAKISHIA 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 9th day of Feb., 2012

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

_____
Notary Public

My Commission Expires: 7.14.12

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Property: 1204 Brenner Drive Nashville TN 37221
Parcel ID No.: 141-12-0B-039.00-C0
File Number: FNM2011041499TN1

Mail Tax Notices To and Property Owner:
Alice Nichols
1204 Brenner Drive
Nashville, TN 37221

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 $ 152,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Ma'Kishia S. Anderson
Managing Attorney

Subscribed and sworn to before me this 9th day of Feb, 2012.

Notary Public

My Commission Expires: 7-14-12

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

This instrument prepared by:

Huntly S. Gordon, Esq.
209 Maryland Way, Suite 130
Brentwood, TN 37027