THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011092970TN1

BILL GARRETT, Davidson County
Trans:T20120011983 DEEDWARRSP
Recvd: 02/17/12 11:52 3 pgs
Fees:18.00 Taxes:295.63
20120217-0014130

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 20th day of February, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at , and, **Robert David Moyers,** party(ies) of the second part located at
371 Margo Lane, Nashville, Tennessee 37211 ;

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on plan of Haywood Heights, Section Two, of record in Plat Book 2663, Page 13, Register's Office for said county, to which reference is made for a more complete description.

The last Deed of Record was filed at Instrument Number 20110719-0055071 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 371 Margo Lane Nashville TN 37211
Parcel ID No.: 148-09-0-041.00

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,** 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 13th day of February, 2012

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

Teri L. Webb
Notary Public

My Commission Expires: 1/18/16

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Property: 371 Margo Lane Nashville TN 37211
Parcel ID No.: 148-09-0-041.00
File Number: FNM2011092970TN1

Mail Tax Notices To:
Wells Fargo Bank, N.A.
10401 Deerwood Park Blvd, Bldg 1
Jacksonville, FL 32256-0505

New Owner's Address:
371 Margo Lane
Nashville, TN 37211

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 $ 79,900.00 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 13th day of February,

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

Notary Public

Expires:

My Commission 1/18/16