THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011103029TN1

BILL GARRETT, Davidson County
Trans:T20120012457 DEEDWARRSP
Recvd: 02/21/12 11:12 3 pgs
Fees:18.00 Taxes:347.80
20120221-0014657

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 14th 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, **Aubrey Carnathan,** party(ies) of the second part located at 1788 Red Jacket Dr. - Antioch, TN 37013;

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:

Being all of Lot 226, on the plan of Barnes Crossing, Planned Unit Development, Phase 1, according to plat and survey appearing of record in Master Deed Instrument Number 20050721-0084791 and amended in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot. Being the same property conveyed to Adam D. Weaver and Jessica L. Weaver, husband and wife, by deed from Ole South Properties, Inc. a Tennessee Corporation, dated July 27, 2006, appearing of record in Instrument Number 20060801-0093082, of the Register's Office of Davidson County, Tennessee. This conveyance is made subject to Master Deed and By-Laws contained in instrument of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791 and in Instrument Number 20050811-0095171; Charter of Home Owner's Association included of record in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; and to any and all matters shown on said plat and survey of record in Master Deed Instrument Number 20050721-0084791 and amended in Instrument Number 20051114-0136938; all of said Register's Office.

The last Deed of Record was filed at Instrument Number 20111019-0084147, in the Register of Deeds Office for County, Tennessee.

Property: 1788 RED JACKET DRIVE ANTIOCH TN 37013
Parcel ID No.: 173-05-0A-226.00-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: _____, ASAIF

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 Jill Stowers 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 16th day of February, 2012

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

_____
Notary Public

My Commission Expires: 1/18/16

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Property: 1788 RED JACKET DRIVE ANTIOCH TN 37013
Parcel ID No.: 173-05-0A-226.00-C0
File Number: FNM2011103029TN1

Mail Tax Notices To and Property Owner:
Aubrey Carnathan

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 $ 94,000.00 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 18th day of February.

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

Notary Public

My Commission 1/18/16

Expires: