THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011082667TN1

BILL GARRETT, Davidson County
Trans:T20120015017 DEEDWARRSP
Recvd: 03/01/12 09:24 3 pgs
Fees:18.00 Taxes:300.07
20120301-0017861

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 13th day of March, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Elizabeth Felts,** unmarried party(ies) of the second part located at _____;

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 , State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 173 ON THE PLAN OF FIRST AMENDMENT, BERKELEY HALL, PHASE FIVE, SECTION ONE, OF HICKORY HIGHLANDS, P.U.D., AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO., 20050706-0077601 AND CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO., 20050725-086047 AND INSTRUMENT NO., 20050725-0086048 AND AMENDED BY RATIFICATION, DEDICATION AND ADOPTION OF PLAT OF RECORD AS INSTRUMENT 20061127-0146201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILS OF SAID LOTS.

The last deed of record being the Substitute Trustee's deed recorded at at instrument no. 201106130045012 Davidson County Records, Tennessee.

Property: 780 PIPPIN DRIVE ANTIOCH TN 37013
Parcel ID No.: 163-02-0B-072.00

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 Tiffany 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 27th day of February,

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: 780 PIPPIN DRIVE ANTIOCH TN 37013
Parcel ID No.:
File Number: FNM2011082667TN1

Mail Tax Notices To ~~and Property Owner~~xxx	New Owner:
~~Elizabeth Felts~~xx Primary Residential Mortgage	Elizabeth J. Felts
4750 West Wiley Post Way, #200	780 Pippin Dr.
Salt Lake City, UT 84116	Antioch, TN 37013

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 $ 81,100.00which 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 27th day of February,

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

Notary Public

Expires: _____

My Commission 1/18/16