THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2011103077TN1

BILL GARRETT, Davidson County
Trans:T20120015600 DEEDWARRSP
Recvd: 03/02/12 13:47 4 pgs
Fees:23.00 Taxes:536.50
20120302-0018543

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 24th 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, **Katherine Drummonds,** party(ies) of the second part located at **4225 Harding Pike #603, Nashville, TN 37205**;

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 REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TN AND BEING DESCRIBED IN A DEED DATED 04/05/2000 AND RECORDED 04/07/2000 AS INSTRUMENT NUMBER 20000407-0035117 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:
A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 603 ON THE PLAN OF WELLINGTON ARMS, A CONDOMINIUM DEVELOPMENT, OF RECORD IN BOOK 5200, PAGE 316 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY F. PERSSE BY WARRANTY DEED FROM SHEILA D. DUKE, SARA S. DAVIS, MARY D. MARCHETTI, MERCEDES D. VOECKS, JULIA D. KEENE AND THOMAS M. DAVIS OF RECORD IN BOOK 11142, PAGE 375, SAID REGISTERS OFFICE.

PROPERTY ALSO KNOWN AS THIS CONVEYANCE IS MADE SUBJECT TO ALL PROVISIONS AND REQUIREMENTS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS SET OUT IN SEC. 66-207-101, ET. SEQ. OF THE TENNESSEE CODE ANNOTATED AND THE BY-LAWS OF THE ADMINISTRATION THEREOF, ALL RESTRICTIONS, EASEMENTS, ETC., RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS; OPTIONS, BURDENS, ASSESSMENTS AND UNDERTAKING ETC., CONTAINED IN THE MASTER DEED OF RECORD IN BOOK 5721, PAGE 241, BOOK 5740, PAGE 897 AND BOOK 5721, PAGE 288, SAID REGISTERS OFFICE; AND ALL

MATTERS OF RECORD ON THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 316, SAID REGISTERS OFFICE.

The last Deed of record was filed at Instrument 20110570-0035789 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 4225 Harding Pike 603 Nashville TN 37205
Parcel ID No.: 103-16-0C-603.00-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 and in
Instrument No. 20110610-0044613,
Register's Office for Davidson County, TN

BY: _____

TITLE: Atty.

Ria'Kishia S. Anderson
Managing Attorney

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MA'KUSHIA 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 23rd day of February, 2012

Teri F. Webb
Notary Public

My Commission Expires: 1/18/16

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

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Property: 4225 Harding Pike 603 Nashville TN 37205
Parcel ID No.: 103-16-0C-603.00-C0
File Number: FNM2011103077TN1

Mail Tax Notices To and Property Owner:
Katherine Drummonds

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 $ 145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ma'Kisha S. Anderson
Managing Attorney

Affiant

Subscribed and sworn to before me this 23rd day of February,

Notary Public

My Commission Expires: 1/18/16

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