SPECIAL WARRANTY DEED

THIS DEED, between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America hereinafter called Grantor, and Martesha Johnson, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 409, Final Plat, Cambridge Forest Townhomes, as shown by Plat appearing of record in Instrument Number 20040224-0020966, revising Plat of record in Instrument Number 20020213-0018958, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070618-0072697 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120120-0005605, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Fannie Mae A/K/A Federal National Mortgage Association

By: Shapiro & Kirsch, LLP, Attorney-in-Fact

BY: Scedella McAtee

Scedella McAtee

Title: Authorized Signatory

BILL GARRETT, Davidson County
Trans:T20120017988 DEEDWARRSP
Recvd: 03/12/12 11:18 2 pgs
Fees:13.00 Taxes:351.50
20120312-0021215

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public, in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SCEDELLA MCATEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged herself to be an authorized signatory of SHAPIRO & KIRSCH, LLP, the Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association, the within named bargainor, and that she, as such authorized signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Federal National Mortgage Association by SHAPIRO & KIRSCH, LLP, as Attorney-in-Fact, and who acknowledged that she executed the same as the free act and deed of SHAPIRO & KIRSCH, LLP, as the free act and deed of Federal National Mortgage Association.

WITNESS my hand and Official Seal ~~at Office~~ this 28th day of February _____, 2012.

Robert Schneider
Notary Public

ROBERT SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

My commission expires: 3-25-12

STATE OF Tennessee
COUNTY OF Williamson

I hereby 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 $95,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer Crowell
Affiant

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me this the 28 day of February, 2012.

Hillary Torrence
Notary Public

My commission expires: 12-10-12

Property Address: 1515 Bridgecrest Drive, Unit 409, Antioch, Tennessee 37013

~~**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**~~
~~Martesha Johnson~~
Agency Responsible for Payment of Taxes:
Pinnacle National Bank
150 Third Avenue South Ste. 900
Nashville, TN 37201

Property Owner:
Martesha Johnson
1515 Bridgecrest Dr. # 409
Antioch, TN 37013

S & K File # 12-030484

Map & Parcel - 149150B08100CO

THIS INSTRUMENT PREPARED BY:
N. Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Return To:
Bell & Alexander Title Services
8110 Isabella Lane Ste. 200
Brentwood, TN 37027