This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11352

STATE OF TN)
COUNTY OF Davidson)
I, or we, 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 $134,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MEGHAN G. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant or Agent of Grantee

Subscribed and sworn to before me this 16 day of March, 2012.

Notary Public
My Commission Expires: 9/9/2014
(Seal)

Davidson County DEEDWARRSP
Recvd: 03/19/12 10:47 3 pgs
Fees:18.00 Taxes:497.65
20120319-0023008

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Sarah Johnson 8252 Persia Way Nashville, TN 37211	FAM Bank 10 Cadillac Dr., Ste. 100 Brentwood, TN 37027	172 120D 468.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Sarah Johnson, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 514 on the Final Plat of The Town Center Homes at Lenox Village, Section Three, of record as Instrument Number 20060118-0006550 in the Register's 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 Federal National Mortgage Association by Trustee's Deed recorded on February 3, 2012, as Instrument No. 20120203-0010098, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 8252 Persia Way, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 5th day of March, 2012.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Daniel R. Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Daniel R. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 5th day of March, 2012.

_____
Notary Public

My commission expires:

3/3/15
(Seal)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY