THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2012020353TN1

BILL GARRETT, Davidson County
Trans:T20120020927 DEEDWARRSP
Recvd: 03/22/12 14:52 4 pgs
Fees:23.00 Taxes:336.33
20120322-0024541

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 16th 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, **Devin Blythe/ESTEY**, party(ies) of the second part located at 195 3rd Avenue North, Unit 101, Nashville, TN 37201 (unmarried);

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:

195 Third Avenue North, Unit 101, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, sand is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927-0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendments to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendments to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee, and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, Register's Office for Davidson County, Tennessee.

The last Deed of record was filed at Instrument Number 20101130-0095132 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 195 3rd Ave Unit 101 Nashville TN 37201
Parcel ID No.: 093-06-1E-105.00-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: _____

TITLE: Atty.

Ma'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'KISHIA 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 15th day of March, 2012

KIM WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JULY 14, 2012

_____
Notary Public

My Commission
Expires: 7-14-12

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Parcel ID No.: 093-06-1E-105.00-C0
File Number: FNM2012020353TN1

Mail Tax Notices To and Property Owner:
~~Devin Blyth Vestley~~
Devin Blythe Vestley
195 3rd Ave N. Unit 101
Nashville, TN 37201

TAX BILLS:
Branch Banking and Trust Company
223 West Nash Street
Wilson, NC 27893

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 $ 90,400.00 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 15th day of March, 2012 Mia'Kisha S. Anderson
Managing Attorney

Notary Public

My Commission Expires:

DEKALB COUNTY PUBLIC GEORGIA JULY 14, 2012 EXPIRES NOTARY KIM WILLIAMS