THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 day of March, 2012 by and 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 Amy Elaine Ingram, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The following described tract or parcel of land: LAND in Davidson County, Tennessee being Unit No. 108, Building No. 23, on the Plan of EAGLE RIDGE AT THE RESERVE, Section 6, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 20, to the Master Deed of record in Instrument No. 20030108-0003693, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20111031-0084253 Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans:T20120022085 DEEDWARRSP
Recvd: 03/27/12 10:15 2 pgs
Fees:13.00 Taxes:629.00
20120327-0025889

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 15 day of March, 2012.

Fannie Mae a/k/a Federal National Mortgage Association
By Weiss Spicer Cash, PLLC, attorney in fact.

BY: _____
Arnold M. Weiss

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Arnold M. Weiss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 15 day of March, 2012.

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

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Property Address: 320 Old Hickory Boulevard, Nashville, TN 37221
Parcel # 128-120A-10800C0

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES Reliant Bank 101 Creekstone Blvd, Franklin TN 37064
Mail Tax Bill to: ~~1776 CROTHERS PARKWAY~~
~~Brentwood, TN 37027~~

JAMES A. HAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $170,000.00

_____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2012.

_____
Notary Public
My Commission Expires: 4-9-16