39-B

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: FNM2012010194TN1

BILL GARRETT, Davidson County
Trans:T20120031457 DEEDWARRSP
Recvd: 04/30/12 14:32 3 pgs
Fees:18.00 Taxes:906.50
20120430-0036836

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 26th day of April, 2012, by and between **Federal National Mortgage Association a/k/a Fannie Mae** as party of the first part, located at 14221 Dallas Pkwy, Dallas, TX 75254 and, **Matt Jacobs and Hailey Jacobs,** party(ies) of the second part located at 8348 Saint Danasus Drive, Nashville TN 37211

**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 in Davidson County, State of Tennessee, being Lot No. 213 on the plan of Phase "E" Lenox Village of record at Instrument No. 20040109-0003952, Registers' Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
Being same property conveyed to Chris Laroque and Jennifer Laroque, husband and wife, by deed from W. H. Smithson, LLC, a Tennessee Limited Liability Company, dated February 1, 2005 of record at Instrument No. 200502080014764, Register's Office for Davidson County, Tennessee.

The last deed of record was filed at Instrument 20100413-0027780 in the register of deeds office for Davidson County, Tennessee.

Property: 8348 Saint Danasus Drive Nashville TN 37211
Parcel ID No.: 173-09-0A-266.00-CO

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 a/k/a Fannie Mae**, 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: _____, as A-I-F

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jill Stumen 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 26 day of April, 2012




Notary Public

My Commission Expires: 4/3/2016

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File Number: FNM2012010194TN1

Mail Tax Notices To and Property Owner:
**Matt Jacobs and Hailey Jacobs**
8348 Saint Danasus Dr.
Nashville, TN 37211

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 $ 245,000.00 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 26 day of April, 2012

Notary Public

My Commission Expires: 4/3/16

GWINNETT COUNTY GEORGIA NOTARY PUBLIC C. C. BURROUGHS MY COMMISSION EXPIRES APRIL 3, 2016