THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

BILL GARRETT, Davidson County
Trans: T20120039272 DEEDWARRSP
Recvd: 05/30/12 09:13 3 pgs
Fees: 18.00 Taxes: 197.95
20120530-0046472

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th day of May, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Donald Sullivan,** party of the second part located at _____;

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 pat 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:

Being Lot No. 126 on the map of Sterling Heights, Section Four, as of record in Book 1835, Page 9, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete legal description. Being the same property conveyed to Household Financial Center, Inc. from Priority Trustee Services of TN, L.L.C., Substitute Trustee for Mortgage Electronic Registration Systems, Inc by Substitute Trustee's Deed dated September 21, 2006 of record in Instrument No. 20061025-0132179 in the records for Davidson County, TN. Being the same property conveyed to Spencer Robbins, a single person from Christopher Scott Helton, a single person, by deed dated December 3, 2003, of record in Instrument No. 20031212-0178148 in the records for Davidson County, TN.

Being the same property conveyd to Federal National Mortgage Association of record in Instrument No. 20111229-0101562, in the records for Davidson County, TN.

Property: 58 Lutie Street Nashville TN 37210
Parcel ID No.: 119-06-0-193.00

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, Tennessee Register of Deeds

BY: _____ AIF

TITLE: Atty

Ms 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 MARCUSHIA 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 24 day of May, 12

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

_____
Notary Public

My Commission Expires: 4/3/16

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Property: 58 Lutie Street Nashville TN 37210
Parcel ID No.: 119-06-0-193.00
File Number: FNM2012020271TN1

Mail Tax Notices To ~~and Property Owner~~:
~~Donald Sullivan~~
FirstBank
2021 Hamilton Place Blvd. Ste A
Chattanooga TN 37421

New Owners:
Donald Sullivan
58 Lutie Street
Nasville, TN 37210

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 $ 53,500 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 24 day of May, 2016

Notary Public

My Commission 4/3/16

GWINNETT COUNTY GEORGIA NOTARY PUBLIC COMMISSION EXPIRES APRIL 3, 2016

Closing Attorney