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

Davidson County DEEDWARRSP
Recvd: 06/28/12 15:55 3 pgs
Fees:18.00 Taxes:296.00
20120628-0057030

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 15th day of June, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Vinton Bent, Sandra Bent, and Alisha Bent** 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:

Land in Davidson County, Tennessee, being all of Unit No. 247, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 18, Phase Two, as shown by plat appearing of record in Instrument No. 200104230039877, revising Plat Book 9700, Page 968, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said unit. Being part of the same property conveyed to Amila R. Adams, an unmarried woman, by Warranty Deed dated June 17, 2005, of record in Instrument No. 200507050076846, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed of record at Instrument 20110517-0037561 in the Register's Office of Davidson County, TN.

Property: 140 Nashboro Greens Nashville TN 37217
Parcel ID No.: 135-11-0C-090.00-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, Tennessee Register of Deeds

BY: _____

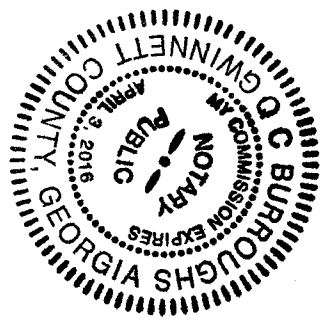
TITLE: BRIAN K WIDENER
PARTNER, J+F

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BRIAN K. WIDENER 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 22 day of June, 2012



_____
Notary Public

My Commission Expires: 4/3/16

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Property: 140 Nashboro Greens Nashville TN 37217
Parcel ID No.: 135-11-0C-090.00-C
File Number: FNM2012061612TN1

Mail Tax Notices To and Property Owner:
Vinton Bent, Sandra Bent, and Alisha Bent
140 Nashboro Greens
Nashville, TN 37217

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 $ 50,000 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 22 day of June, 2012

Notary Public

My Commission 4/3/14

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

Certificate of Authenticity

I, Jennifer C. Cole 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 is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 08 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE