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

BILL GARRETT, Davidson County
Trans:T20120059632 DEEDWARRSP
Recvd: 08/10/12 13:37 3 pgs
Fees:18.00 Taxes:362.60
20120810-0071721

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 8th day of August, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Jonathan Jones and Shawn Rohan,** party of the second part located at 1420 Carmack Lane, Spring Hill, TN 37174.

**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, described as follows: Being part of Lot # 52 on the original plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description. Beginning in the center of Rosebank Avenue, formerly Division Street, 95 feet East of the center of Johnson Street, being J. Howard Scott's Southeast corner; thence with the center of said Avenue, Eastwardly 94-3/4 feet to Bettie L. Gruver's Southwest corner; thence with her Westerly line Northwardly 345 feet; thence Westwardly parallel with said Avenue, 94 3/4 feet to said Scott's Northeast corner; thence with his Easterly line, southwardly 345 feet to the beginning. Being part of the same property conveyed to Ronda L. Perry and husband Drew Jackson Harrison by deed from Johnny Johnson, Jr., unmarried, of record in instrument No. 20060621-0074295, Register's Office for Davidson County, Tennessee.

The last recorded Warranty Deed was filed for record at Instrument 20120117-0004320 in the Register's Office of Davidson County, TN.

Property: 402 Rosebank Ave Nashville TN 37206
Parcel ID No.: 083-03-0-280.00

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 afore described 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: Atty

a'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 MACISHIA 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 bargain or, 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 8th day of August, 2016

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

_____
Notary Public

My Commission
Expires:_____

**********

Property: 402 Rosebank Ave Nashville TN 37206
Parcel ID No.: 083-03-0-280.00
File Number: FNM2012020365TN1

Mail Tax Notices To and Property Owner:
JONATHAN JONES
1420 CARMACK LANE
SPRING HILL, TN 37174

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 $ ~~29,500~~ $98,908.00 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 8th day of August, 2012.

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

Notary Public

My Commission