BILL GARRETT, Davidson County
Trans:T20120060519 DEEDWARRSP
Recvd: 08/14/12 14:21 2 pgs
Fees:13.00 Taxes:795.50

20120814-0072708

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-12003

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby 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 $ 215000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Subscribed and sworn to before me this 13th day of August , 2012 .

Notary Public
My Commission Expires: _____
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ryan A. and Jami A. Miller and James Heinrich	New owner	132-09-071.00
~~909 Glendale Lane~~ 1904 Beech Ave.		
Nashville, TN ~~37204~~ 37203		

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record as Instrument No. 20090520-0046582, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Ryan A. Miller and Jami A. Miller, husband and wife, and James Heinrich, ~~Grantee~~ married(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot Number 18 on the map showing subdivision of Lot Numbers 27, 28, 36, to 43, inclusive, and parts of Lot Numbers 35 and 44 in Oak Hill Subdivision, Number 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee. Said Lot Number 18 fronts 100 feet on the Southerly side of Glendale Avenue, and runs back between parallel lines 285 feet to a dead line.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed March 1, 2012, as Instrument Number 20120301-0017848, Register's Office of Davidson County, Tennessee.

Commonly known as: 909 Glendale Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 8th day of August, 2012.

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact.

BY: _____
Michael G. Clifford, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Michael G. Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is an Attorney of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 8th day of August, 2012.

_____
Notary Public

My commission expires:

9-22-2015

(Seal)

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY