RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

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

BILL GARRETT, Davidson County
Trans:T20120063894 DEEDWARRSP
Recvd: 08/27/12 12:12 4 pgs
Fees:23.00 Taxes:410.70
20120827-0076880

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 24th 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, **Elizabeth Gaither** * party of the second part located at 814 Williamsburg West Drive, Nashville, TN 37221

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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 19-B of Doral Country Villa, Section 5, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5050, Page 93, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undvided interest in the general and limited common elements of the condomium. Being the same property conveyed to Heather A. Lang by deed from Daniel M. Stewart and spouse, Patricia S. Stewart, dated July 30, 2004, of record as Instrument No. 200408020092148, said Register's Office.

The last Deed of Record was filed as Instrument No.: 20120229-0017490 in the Register of Deeds Office for Davidson County, Tennessee.

Property: 814 Williamsburg West Dr Nashville TN 37221
Parcel ID No.: 142-06-0C-027.00-C0

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**, 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: _____ ATF

TITLE: Atty

Marishia 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 MARISHIA 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 22nd day of August 2012.

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

_____
Notary Public

My Commission
Expires:_____

****

Property: 814 Williamsburg West Dr Nashville TN 37221
Parcel ID No.: **142-06-0C-027.00-C0**
File Number: FNM2012072011TN1

Mail Tax Notices To and Property Owner:

814 Williamsburg West Drive
Nashville, TN 37221

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 $ 111,000.00 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 22nd day of August, 2012

a/k/a Kishia S. Anderson
Managing Attorney

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

Notary Public

My Commission