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

Return To:
Associates Closing + Title, LLC
8 Cadillac Drive, Suite 120
Brentwood, TN 37027
File # V096-2806

BILL GARRETT, Davidson County
Trans:T20120064754 DEEDWARRSP
Recvd: 08/29/12 11:24 4 pgs
Fees:23.00 Taxes:1017.50
20120829-0077979

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 28th 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, **Christine C. Howard,*** party of the second part located at 1810 Baker Road, Goodlettsville, TN 37072; * a married person

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 Sumner, State of Tennessee:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 19 on a survey datedMay 13, 1986, by Richard C. Kessinger Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the Southerly margin of Baker Road (said point being South 58 degrees 21 minutes 14 seconds West 163.93 feet; thence in a Westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70 degrees 58 minutes 23 seconds for a distance of 82.60 feet from the Southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence South 5 degrees 51 minutes 38 seconds East 1045.02 feet to an iron pin; thence South 63 degrees 43 minutes 25 seconds West 320.00 feet to on iron pin; thence, North 1 degrees 28 minutes 04 seconds East 1180.46 feet to an iron pin in the Southerly margin of Baker Road; thence with said margin of said road in an Easterly direction on a curve having a radius of 311.50 feet; tangent of 222.08 feet and a delta angle of 70 degrees 58 minutes 23 seconds for a distance of 151.49 feet to the point of beginning and containing 5.61 acres, more or less. Being the same property conveyed to the Grantors by deed which is being placed of record by Instrument No. 200605020050442 in the Register's Office for Davidson County, Tennessee.

The last recorded Deed was filed of record at Instrument No. 20120221-0014576 in the Register's Office of Davidson County, TN.

Property: 1810 Baker Road Goodlettsville TN 37072
Parcel ID No.: 012-00-0-131.00

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:_____

TITLE: BRIAN K. WIDENER
attorney for 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 27th day of August 2012.

MARKELL WILLIAMS NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 17, 2016 COBB COUNTY, GEORGIA

_____
Notary Public

My Commission Expires: 6/17/16

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Property: 1810 Baker Road Goodlettsville TN 37072
Parcel ID No.: 012-00-0-131.00
File Number: FNM2012030888TN1

Mail Tax Notices To and Property Owner:
Christine C. Howard

Send Tax Bills To:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

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 $ 275,000.00 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 27th day of August 2012.

Notary Public

My Commission 6/17/16

MARKELL WILLIAMS
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 17, 2016
COBB COUNTY, GEORGIA