This instrument was prepared by ~~and return to:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11057
A111VCW

STATE OF TN
COUNTY OF Rutherford
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 $139,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Connie Beard
Grantee or Agent of Grantee

Subscribed and sworn to before me this 27th day of August, 2012.

Tammy McCauley
Notary Public
My Commission Expires: 10-19-13
(Seal)

Tammy McCauley
State of Tennessee
Notary Public
Rutherford Co, TN

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Steven R. and Lauren M. Herman 2957 Steamboat Drive Nashville, TN 37214	Sumner Bank and Trust 967 A Grassland Place Gallatin, TN 37066	062 02 0A 283.00

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 at Instrument Number 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 Steven R. Herman and Lauren M. Herman* Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee: *Husband and wife

Being Lot Number 320 on the plan of River Trace Estates, Phase 1, Section 4 and 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed January 3, 2012, as Instrument No. 20120103-0000394, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2957 Steamboat Drive, Nashville, TN 37214

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 their 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.

BILL GARRETT, Davidson County
Trans:T20120064758 DEEDWARRSP
Recvd: 08/29/12 11:26 2 pgs
Fees:13.00 Taxes:481.00
20120829-0077986

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 15th day of June 2012.

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

BY: _____
Daniel R. Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee
)ss.
County of Williamson

Personally appeared before me, the undersigned Notary Public, Daniel R. Osborne, 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 a 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 15th day of June 2012.

_____
Notary Public

My commission expires:
3/3/15
(Seal)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-9305