Record and Return to:
Tennessee Title Services
6 Cadillac Dr s- 100
Brentwood, TN 37027

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11550

STATE OF Tennessee)
COUNTY OF Williamson)
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 $ 85,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shaun Conley
Grantee or Agent of Grantee

Subscribed and sworn to before me this 31ST day of August, 2012.

Robin S. Edwards
Notary Public
My Commission Expires: 8/31/2012
(Seal)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120069458 DEEDWARRSP
Recvd: 09/14/12 15:57 2 pgs
Fees:13.00 Taxes:314.50
20120914-0083812

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Shaun Conley 4080 Manning Hollow Road Pegram, TN 37143	Reliant Bank 736 Carothers Pkwy Brentwood, TN 37027	11200006700

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 No. 20090520-00046582, 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 Shaun Conley, * Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

*and wife, Lindy J. Conley

Being a tract of land in the Thirty-Fifth Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Jonathan Butler et ux, as evidenced in Book 20040811, Page 97034, in the Register's Office of Davidson County, Tennessee (RODC, TN). Said property being more particularly described as follows:

Beginning at a bent iron pipe old in the Southerly margin of Manning Hollow Road at a distance of 15.5 feet from the center of said road, said iron pipe old also being the Northwest boundary corner of the Cory Lee Green property, as evidenced in Book 11359, Page 71, RODC, TN; thence with the West boundary line of the said Green property, South 8 deg. 32 min. 16 sec. West, at a distance of 1,258.03 feet, crossing the branch to an iron road old in the North boundary line of the Jesse Warner Chester Property, as evidenced in ~~Book~~ Instrument No. 20050620, ~~Page~~ 70129, RODC, TN; said iron rod old lying 172.02 feet from the Northeast boundary corner of the said Chester Property; thence with the North boundary line of the said Chester Property, North 49 deg. 17 min. 42 sec. West, at a distance of 207.75 feet crossing the branch to a point at the Southeast boundary corner of the Larry D. Roberts et ux Property, as evidenced in Book 10391, Page 713, RODC, TN; thence with the East boundary line of the said Roberts Property, North 7 deg. 34 min. 36 sec. East, passing through an iron rod old at a distance of 28.41 feet and passing through an iron rod old at a distance of 1,205.88 feet and on in all at a distance of 1,248.10 feet to a point in the Southerly margin of Manning Hollow Road; thence with said South margin with a non-tangent curve to the right having a radius of 660.09, an arc length of 89.74 and a chord bearing of South 57 deg. 58 min. 11 sec. East, at a chord distance of 89.67 to a point; thence with a tangent curve to the right having a radius of 805.21, an arc length of 131.62 and a chord bearing of South 51 deg. 59 min. 11 sec. East, at a chord distance of 131.59 to the point of beginning, containing 5.35 acres, more or less, according to a survey by Stephen B. Murrell, TN RLS 2462 of Xcel Land Surveying on April 21, 2012.

Commonly known as: 4080 Manning Hollow Road, Pegram, TN 37143

Being the same property conveyed to Fannie Mae A/K/A Federal National Mortgage Association by Special Warranty Deed from Bank of America,

Continued on Page 2

N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. of record in Instrument No. 20120806-0069860, Register's Office for Davidson County, Tennessee.

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 9th 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: _____
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 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 9th day of August, 2012.

_____
Notary Public

My commission expires:

9-27-2015
_____
(Seal)

