This instrument was prepared by ~~and return to:~~
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-11830

BILL GARRETT, Davidson County
Trans:T20120072911 DEEDWARRSP
Recvd: 09/27/12 09:12 2 pgs
Fees:13.00 Taxes:388.50
20120927-0087907

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TN)
COUNTY OF Wilson)
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 $ 105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Salisbury
Grantee or Agent of Grantee

Subscribed and sworn to before me this 24 day of September, 2012.

Connie J. Buchanan
Notary Public
My Commission Expires: 6/15/14
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Michael Fleming and Tania Fleming 2658 Forest View Drive Antioch, TN 37013	Quicken Loans Inc. 1050 Woodward Ave Detroit, MI 48226-1906	150 05 0 026.00

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 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 Michael Fleming and Tania Fleming, husband and wife, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot Number 241 on the Plan of Section One, Forest View Park, of record in Book 3700, Page 109 and 110, incorrectly referred to in prior description as Book 3900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 7, 2011, as Instrument Number 20111207-0095352, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2658 Forest View Drive, Antioch, TN 37013

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.

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 12th day of September, 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 12th day of September, 2012.

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My commission expires:

9-27-2015
_____
(Seal)

By authority of Limited Power of Attorney of Attorney to Execute Document of Record at Instrument # 20090520-0046582, in the Register's Office of Davidson Co, TN.

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122