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

BILL GARRETT, Davidson County
Trans:T20120076478 DEEDWARRSP
Recvd: 10/09/12 09:58 3 pgs
Fees:18.00 Taxes:501.35
20121009-0092280

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20th day of July, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Kandace E Spotanski,** ** party of the second part located at 627 Harpeth Knoll Road, Nashville TN 37221 ; ** married

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:

Land in Davidson County, Tennessee, being Lot No. 385 on the Plan of Harpeth Valley Park, Section III. as of record in Book 4175, Page 15, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Federal National Mortgage Association a/k/a Fannie Mae, of record in Book 20111130 Page 0092857, Register's Office for Davidson County, Tennessee

Property: 627 Harpeth Knoll Rd Nashville TN 37221
Parcel ID No.: 156-2-35.00

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 Johnson & Freedman

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 13th day of July 2012,

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

_____
Notary Public

My Commission
Expires: 6/17/12

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Property: 627 Harpeth Knoll Rd Nashville TN 37221
Parcel ID No.: 156-2-35.00
File Number: FNM2012040985TN1

TAX BILLS to:
F+M Bank
50 Franklin Street
Clarksville, TN 37040

~~Mail Tax Notices To and~~ Property Owner:
Kandace E Spotanski
627 Harpeth Knoll Road
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 $ 135,500.00 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 13th day of July 2012,

Notary Public

My Commission 6/17/16

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