THIS INSTRUMENT PREPARED BY:
Weiss Spicer Cash, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

BILL GARRETT, Davidson County
Trans:T20120080463 DEEDWARRSP
Recvd: 10/23/12 14:08 2 pgs
Fees:13.00 Taxes:161.32
20121023-0097127

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2012 by and between Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, hereinafter called Grantor, and Joshua Craig Hamilton, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land referred to in this commitment is described as all that certain property situated in City of Nashville in the County of Davidson, and State of TN and being described in a deed dated 7/24/1968, in Book 4254, Page 251 among the land records of the County and State set forth above, and referenced as follows: Land in Davidson County, Tennessee, being lot No. 269 on the Final Plan of Joywood Heights, Section II, as of record in book 1130, page 93, Register's Office for said County. Said lot No. 269 fronts 60 feet on the northerly side of Dellway Drive and extends back 198.0 feet on the westerly line and 204.9 feet on the easterly line to a dead line, measuring 60.3 feet thereon.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid County.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20120710-0060350, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 15th day of October, 2012.

Fannie Mae a/k/a Federal National Mortgage Association
by Weiss Spicer Cash, PLLC, attorney in fact

BY: _____
Elizabeth A. Cash

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elizabeth A. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be a member of Weiss Spicer Cash, PLLC acting as attorney in fact for Fannie Mae a/ka/ Federal National Mortgage Association, the within named bargainor, and that such member executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the company as a member of Weiss Spicer Cash, PLLC as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association.

Witness my hand and Official Seal at office this 15th day of October, 2012.

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: My Comm. Exp. 10-15-2013

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Property Address: 123 Dellway Drive, Nashville, TN 37207
Parcel # 060-16008700

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Joshua Craig Hamilton
123 Dellway Drive
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF Macon
The actual consideration or true value,
whichever is greater, for this transfer is $ 43,601.00
Micah Kingery
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2012.
Stacey Halloway
Notary Public
My Commission Expires: 12-17-13

STACEY HALLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

2159-096900-LC