Davidson County DEEDWARRSP
Recvd: 10/30/12 08:39 4 pgs
Fees:23.00 Taxes:443.63
20121030-0099163

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

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Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 26th day of October, 2012, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Johnathan G Cole,** single party of the second part located at 1385 Goodmorning Dr, Nashville, TN;

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:

LOT NO.6 ON THE PLAN OF VANTAGE POINTE SECTION ONE OF RECORD IN PLAT INSTRUMENT NO 20031017- 0154221, REGISTER'S OFFICE. FOR DAVIDSON COUNTY, TENNESSEE, TO WITCH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO KENDRA CHILDS AN UNMARRIED PERSON BY WARRANTY DEED FROM GENERAL CONSTRUCTION COMPANY, INC ON APRIL 27, 2005 INSTRUMENT # 20050506-0051620 IN REGISTER'S OFFICE MR DAVIDSON COUNTY, TENNNESEE. BEING THE SAME PROPERTY CONVEYED TO ADVANTAGE TITLE & ESCROW FROM KENDRA CHILDS, AN UNMARRIED PERSON BY DEED OF TRUST ON APRIL 27, 2005 INSTRUMENT W20050506-0051621 IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE RANK NATIONAL TRUST COMPANY FROM AARON SQUYRES, AS SUCCESSOR TRUSTEE BY TRUSTEES DEED ON JUNE 28. 2006 INSTRUMENT 20060607-0067169 AND 20060711-0082932 IN REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO TABITHA SPENCER, AN UNMARRIED PERSON FROM DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE BY AND THROUGH LITTON LOAN SERVICING LP AS ATTORNEY IN FACT BY SPECLAL WARRANTY DEED ON JANUARY 22, 2007 IN INSTRUMENT # 20070523-0061207 IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME. PROPERTY CONVEYED TO ALICIA G DELL, UNMARRIED BY WARRANTY DEED FROM TABITHA SPENCER ON SEPTEMBER 24, 2(REGISTER'S OFFICE OF DAVIDSON COUN

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association**, 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

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 26th day of October 2012.

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

_____
Notary Public

My Commission
Expires:_____

****

Property: 1325 Good Morning Dr Nashville TN 37207
Parcel ID No.: 014-03-0A-006.00-C0
File Number: FNM2012092652TN1

Mail Tax Notices To and Property Owner:
Johnathan G Cole
1325 Good morning Dr
Nashville, TN 37207

State of Tennessee / County of Davidson

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 $ 119,900 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 26th day of October 2012.

Notary Public

My Commission Expires 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property: 1325 Good Morning Dr Nashville TN 37207
Parcel ID No.: 014-03-0A-006.00-C0

The Last recorded Deed was filed of record at Book 20120118-0004845, Page _____ in the Register's Office of Davidson, County, TN.

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.

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 11-4-13

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY