This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-12487

Davidson County DEEDWARRSP
Recvd: 11/29/12 11:47 3 pgs
Fees:18.00 Taxes:440.30
20121129-0109633

STATE OF TENNESSEE
COUNTY OF Davidson)
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 $ 119,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer C. Cole
Grantee or Agent of Grantee

Subscribed and sworn to before me this 27th day of November, 2012.

Mary J. Rucker
Notary Public
My Commission Expires: MAR 08 2016
(Seal)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Nicole L. Watson 317 Ambrose Court Antioch, TN 37013	Franklin American Mortgage Co 501 Corporate Centre Drive Franklin, TN 37067 suite 400	165 130A 110.00

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 Nicole L. Watson, * Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

*-unmarried

Land in Davidson County, Tennessee, being Lot Number 478 on the plan of Peppertree Forest P.U.D. Section 9, of record in Plat Book 7900, Page 760, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to restrictions and reservations of record in Volume 7982, Page 736, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to covenants, conditions, and restrictions of record in Volume 8757, Page 607, and amended in Volume 9455, Page 801, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to by-laws of record in Volume 8757, Page 623, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on May 24, 2012, as Instrument Number 20120524-0045263, Register's Office of Davidson County, Tennessee.

Commonly known as: 317 Amberwine Court, 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 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 6th day of November, 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 6th day of November, 2012.

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My commission expires:

9-27-2015

(Seal)

Certificate of Authenticity

I, Jennifer C. Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE