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

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20120094133 DEEDWARRSP
Recvd: 12/10/12 11:02 4 pgs
Fees:23.00 Taxes:209.05
20121210-0113432

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on **7th day of December, 2012**, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Liberty Luxe Properties LLC,** party of the second part located at 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 part 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 the Easterly 50 feet of the Westerly 160 feet of the South 150 feet of Block I, Plan No. 2, West Nashville, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee. Said part of Block 1 fronts 50 feet on the Northerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Hunter Dale Cummings, unmarried, by Warranty Deed from Carolyn June Upchurch a/k/a Carolyn Upchurch Daughtery, recorded September 27, 2006 in Instrument No. 20060927-0119304, in the Register's Office, Davidson County, Tennessee.

***Hunter Cummings and Hunter Dale Cummings are one in the same.

Property: 5606 New York Ave Nashville TN 37209
Parcel ID No.: 091-02-0-262.00

The Last recorded Deed was filed of record at Instrument No. 20120822-0075414 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.

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: _____

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 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 6th day of December 2012.

T LIVINGSTON
MY COMMISSION EXPIRES
AUGUST
8
2016
DEKALB CO., GA.
NOTARY PUBLIC

_____
Notary Public

My Commission
Expires: 8-8-16

****

Property: 5606 New York Ave Nashville TN 37209
Parcel ID No.: 091-02-0-262.00
File Number: FNM2012082310TN1

Mail Tax Notices To and Property Owner:
Liberty Luxe Properties LLC
2817 WEST END AVE 126-115
NASHVILLE TN 37203

SEND TAX BILL TO SAME

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 $ 56,500.00 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 6th day of December, 2012.

T LIVINGSTON
MY COMMISSION EXPIRES
AUGUST
8
2016
DEKALB CO. GA
NOTARY PUBLIC

Notary Public

My Commission