This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-12917

STATE OF Tennessee
COUNTY OF Williamson
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 $ 81,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 31st day of December, 2012.

Notary Public
My Commission Expires: 7-7-2014
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Steven Reeder and Amanda Reeder 2315 Dennywood Drive Nashville, TN 37214	~~Same as new owner~~	08411126.00

BILL GARRETT, Davidson County
Trans:T20130002091 DEEDWARRSP
Recvd: 01/08/13 13:52 2 pgs
Fees:13.00 Taxes:303.03
20130108-0002505

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 Steven Reeder and Amanda Reeder, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 255 on the Map of Maplecrest Subdivision, as of record in Book 1835, Page 27 and 28, Register's Office for Davidson County, Tennessee, said Lot Number 255 fronts 80 feet on the Southerly margin of Dennywood Drive and extends back between lines 181 feet on the Westerly line and 177.1 feet on the Easterly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on September 17, 2012, as Instrument Number 20120917-0083867, Register's Office for Davidson County, Tennessee.

Commonly known as: 2315 Dennywood Drive, Nashville, TN 37214

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 their 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 11th day of December, 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 Osborne, Attorney

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, Daniel 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 11th day of December, 2012.

_____
Notary Public

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires

9-27-2015
_____
(Seal)