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:T20130009322 DEEDWARRSP
Recvd: 02/04/13 10:21 2 pgs
Fees:13.00 Taxes:832.50
20130204-0011210

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st day of December, 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 David Tran and ~~Diep Huynh,~~ * Ngoc Diep Thi Huynh their 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:

Property located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Phase One, 2nd Addition to Sugar Valley RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20050105-0001853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

This conveyance is subject to all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20120306-001939, 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.

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

2159-095392-LC

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 21st day of December, 2012.

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

BY: _____
Valerie Ann Spicer

STATE OF Tennessee

COUNTY Of Shelby

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Ann Spicer 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 21st day of December, 2012.

_____
Notary Public

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

My Commission Expires:

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Property Address: 7612 Mint Leaf Dr., Nashville, TN 37211
Parcel # 181-010B11700CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: David Tran + Diep Huynh
7612 mint Leaf Dr.
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value,
whichever is greater, for this transfer is $ 225,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2012.

_____
Notary Public
My Commission Expires: 3/17/14

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2159-095392-LC