This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-13282

BILL GARRETT, Davidson County
Trans:T20130012235 DEEDWARRSP
Recvd: 02/13/13 09:57 2 pgs
Fees:13.00 Taxes:196.10
20130213-0014602

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 $53,000.00, 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

HEATHER L CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 11th day of February, 2013.

Notary Public
My Commission Expires: 9-27-2015
(Seal)

| Address New Owner As Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Fernando Garcia and Faviola Magana<br>629 Fedders Drive<br>Madison, TN 37115 | NEW OWNER | 04306003300 |

# 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 Fernando Garcia and Faviola Magana, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 4 on the Plan of Madison Park, Section I, as of record in Book 3106, Page 113, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Singer Drive, the common front corners of Lots Numbers 4 and 5 on said plan; thence with said margin of said drive Southeasterly 77.21 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve Southwestardly 39.3 feet to a concrete monument in the Northerly margin of an unnamed street or road; thence with said margin of said unnamed road Westwardly 104.66 feet to a concrete monument, the Southwesterly corner of the subject lot; thence North 4 degrees 51 East 85.0 feet to a concrete monument at the rear corner of Lots Numbers 4 and 5 on said plan; thence with the line between said lots, Northeastwardly 93.0 feet to the point of beginning

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on November 9, 2012, as Instrument Number 20121109-0103569, Register's Office for Davidson County, Tennessee.

Commonly known as: 629 Fedders Drive, Madison, TN 37115. This property is also knows as 319 Singer Drive, Madison, TN 37115.

**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 5th day of February, 2013.**

**Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,**

**BY:** _____
**Michael N. Wennerlund, Attorney**

**Certificate of Acknowledgment**

**State of Tennessee**

**)ss.**

**County of Williamson**

**Personally appeared before me, the undersigned Notary Public, Michael N. Wennerlund, 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 5th day of February, 2013.**

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC

_____
**Notary Public**

HEATHER L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My commission expires:**

9.27.2015
_____
**(Seal)**