RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Christian Nichols and Julie J. Nichols

GRANTEE(s)
Federal National Mortgage Association

This Instrument Prepared By:

WILSON & ASSOCIATES, P.L.L.C.
5050 Poplar Avenue, Suite 115
Memphis, TN 38157
(901) 578-9914

Davidson County DEEDWARR
Recvd: 03/04/13 08:42 3 pgs
Fees:18.00 Taxes:474.30
20130304-0021102

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Christian Nichols and Julie J. Nichols ("Grantors"), for and in consideration of the sum of One Dollar ($1.00), in hand paid by Federal National Mortgage Association ("Grantee"), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 93, on the Plan of Section Two, Glencliff Estates of Record in Plat Book 1130, Page 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christian Nichols by Warranty Deed recorded December 30, 2005, as Instrument No. 20051230-0156966 in Davidson County, Tennessee.

More commonly known as: 714 Currey Road, Nashville, Tennessee 37217.

Tax Parcel No.: 119 08 091.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And we, Christian Nichols and Julie J. Nichols, hereby covenant with the said Grantee that we will forever warrant and defend the title to said lands against any and all claims whatsoever.

WITNESS my hand and seal this 13th day of February, 2013

Christian Nichols

Julie J. Nichols

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Christian Nichols and Julie J Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Franklin TN this 13 day of Feb, 2013.

MICHAEL LAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 21, 2016

Notary Public

My Commission Expires: _____

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,190.31, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

Christian Nichols

Julie J. Nichols

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Christian Nichols and Julie J Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Franklin TN this 13 day of Feb, 2013.

Notary Public

My Commission Expires: _____

MICHAEL LAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 21, 2016

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal National Mortgage Association, LLC
6200 Tennyson Parkway Suite 110
Plano, TX 75024

True Copy Certification

I, Carmen D. Gray, 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.

Carmen D. Gray

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Elizabeth Middleton a notary public for this county and state, Carmen D. Gray 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: 3/2/19
Notary' Seal (if on paper)

ELIZABETH Y. MIDDLETON
MY COMMISSION # 12370008
EXPIRES: March 2, 2019
Saline County