BILL GARRETT, Davidson County
Trans:T20130044804 DEEDWARR
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20130530-0054159

This instrument prepared by:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
REDC/Mary L. Poole

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of February, 2013 by and between Mary L. Poole, party of the first part, and Federal National Mortgage Association, its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed 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 described real estate, situated and being in County of DAVIDSON, State of Tennessee to wit:

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

Being Lot No. 28 on the plan of a Horizontal Property Regime, Private Elements Plat, Nashboro Village Tract 7 of record in Book 1170, pages 49 and 50, which amends the plat of record in Book 4660, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to:

Subject to the Plan of record in Book 11700, pages 49 and 50, and also in Book 4660, page 156, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520; and in Book 4827, page 14; and in Book 5469, page 840; and in Book 7751, page 907, Instrument No. 200003160027171, and Instrument No. 200006270063887, Register's Office for Davidson County, Tennessee.

Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

Subject Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Subject to Easement for Sewer of record in Book 8870, page 887, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4868, page 74, and in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County, Tennessee.

Public R-O-W Dedication of Record in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.

Judgment of Declaration of Taking for J. Percy Priest Dam of Record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument No. 200010100100360, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Being the same property conveyed by Deed of record in Register's Instrument No. 20010123-0006714, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

Mary L. Poole

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary L. Poole with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of February 2013.

TERRIE BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Terrie Bradley
Notary Public

MY COMMISSION EXPIRES: 3-15-15

Property Address: 2108 NASHBORO BOULEVARD, NASHVILLE, TN 37217
Parcel ID: 135-120B02800CO
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
ADDRESS
STATE, CITY, ZIP

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $72,364.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2013.

Notary Public
My Commission Expires:

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016